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C172

SCHEDULE 17 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ17**.

INNER URBAN PRECINCTS (MCILWRICK STREET)

1.0 Neighbourhood character objectives

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None specified

2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

Yes

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Basements should not exceed 75% of the site area.
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17 B28	None specified None specified
Front fence height	A20 and B32	Maximum height of 2 metres in streets in a Road Zone, Category 1. Other streets 1.2 metres maximum height.

4.0 Maximum building height requirement for a dwelling or residential building

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None specified.

5.0 Application requirements

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The following application requirements apply to an application for a permit under clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing existing vegetation and any trees proposed to be removed.

- Plans showing proposed landscaping works and planting including tree species and mature height.

6.0

Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides for an appropriate visual transition to residential properties in the Neighbourhood Residential Zone.
- Whether the proposal meets the preferred neighbourhood character statement and design objectives for the Precinct.