

14/07/2016
C177

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

Bush Suburban Precinct 2

1.0

Permit requirement for the construction or extension of one dwelling on a lot

14/10/2014
C160

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

500 square metres

2.0

Requirements of Clause 54 and Clause 55

14/07/2016
C177

	Standard	Requirement
Minimum street setback	A3 and B6	The front of a garage, carport and/or outbuilding should be set back at least 10 metres from the front boundary or 1 metre further that the average set back of the buildings on adjoining allotments, whichever is the lesser.
Site coverage	A5 and B8	40%
Permeability	A6 and B9	40%
Landscaping	B13	Provision of at least two canopy trees per dwelling that have the potential of reaching a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous.
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be set back 2 metres from the side boundary, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
Walls on boundaries	A11 and B18	Walls should only be constructed on one side boundary.
Private open space	A17	A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 35 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B28	A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building within a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.

	Standard	Requirement
Front fence height	A20 and B32	Front fence height in streets in a Road Zone Category 1 or 2 should not exceed 1.8 metres and should have at least 50% transparency. A front fence within 3 metres of a street should not exceed 1.2 metres in 'other streets'.

3.0

14/10/2014
C160

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 10.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed a height of 11.5 metres.

This does not apply to:

- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.

The maximum building height requirement excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.

4.0

14/10/2014
C160

Application requirements

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

5.0

14/07/2016
C177

Decision guidelines

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:

- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.
- Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.

6.0

14/10/2014
C160

Transitional provisions

Schedule 2 to clause 32.08 – General Residential Zone does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 that are in force immediately before the said approved date continue to apply.

Despite the provisions of schedule 2 to clause 32.08, these do not apply to an application under section 69 of the Act to extend a permit to construct or extend a development.