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Proposed C184glen

## SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**.

### RESIDENTIAL AREAS IN ACTIVITY CENTRES

#### 1.0 Neighbourhood character objectives

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To create a garden setting by softening built form, providing a well landscaped garden corridor along the front and rear of sites and supporting front fences that provides views to the street.

To support development with a well set back third storey.

To support development that orientates living areas towards the front and rear of the site, and minimises both upper level living areas and upper level secluded open spaces facing side boundaries.

To support building design that minimises the use of screening to manage overlooking and privacy.

To support development that provides contemporary interpretations of traditional elements of Glen Eira's residential streetscapes including siting, design, roof form, fencing height, materials and colours.

#### 2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

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**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

Yes

#### 3.0 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?**

No

**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

#### 4.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Walls of buildings should be set back at least: <ul style="list-style-type: none"> <li>7 metres from a front street</li> <li>3 metres from a side street.</li> </ul>
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	A minimum of one canopy tree for every 8 metres of boundary at the front and rear. If the result is not a whole number, round up to the nearest whole number.  Each canopy tree should have a minimum mature height of 7 metres in the front and 5 metres in the rear.

## GLEN EIRA PLANNING SCHEME

	Standard	Requirement
<b>Side and rear setbacks</b>	A10 and B17	<p>A new building not on or within 200mm of a rear boundary should be set back at least:</p> <ul style="list-style-type: none"> <li>▪ 5 metres up to and including 9 metres in building height.</li> <li>▪ 11 metres above 9 metres in building height.</li> </ul> <p>Side boundary setback requirement in accordance with Standards A10 and B17 continue to apply.</p>
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 4 metres, and convenient access from a living room, or</li> <li>▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	<p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> <li>▪ 1.8 metres for streets in a Road Zone Category</li> <li>▪ 1.2 metres for all other streets.</li> </ul>

### **5.0 Maximum building height requirement for a dwelling or residential building**

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None specified.

### **6.0 Application requirements**

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None specified.

### **7.0 Decision guidelines**

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None specified.