

23/12/2020
GC172**SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ2**.**TRAM ROUTES, SELECTED MAIN ROADS AND RESIDENTIAL TRANSITION AREAS****1.0**
20/04/2023
C220glen**Neighbourhood character objectives**

None specified.

2.0
26/04/2024
VC252**Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement**

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

No

3.0
26/04/2024
VC252**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	First storey (ground level or basement) rear setback – 4 metres from a property in the Neighbourhood Residential Zone. Second storey rear setback – 5.5 metres from a property in the Neighbourhood Residential Zone. Third storey rear setback – 11.5 metres from a property in the Neighbourhood Residential Zone.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0
26/04/2024
VC252**Maximum building height requirement for a dwelling, small second dwelling or residential building**

None specified.

5.0
26/04/2024
VC252**Application requirements**

None specified.

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 which must be considered, as appropriate, by the responsible authority:

- Whether a loss of amenity would result in varying the requirements of part 3.0 of this schedule.
- Whether the development provides for an appropriate visual transition to the Neighbourhood Residential Zone.
- The amenity impact on surrounding land uses.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.