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Proposed C172bany

SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

HEIDELBERG MAJOR ACTIVITY CENTRE - TRANSITIONAL AREAS

1.0 Neighbourhood character objectives

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To improve housing diversity and increase the number of apartments and dwellings that have good access to public transport, shops and services.

To encourage development that provides a transition between the Heidelberg Major Activity Centre and low scale residential areas outside of the activity centre.

To ensure buildings are well designed and incorporate appropriate materials and colours of muted tones that blend in with the surrounding environment and landscape.

To ensure the scale and form of development achieves the preferred neighbourhood character for the area.

To manage the amenity impacts of development to adjoining residential and public land.

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?

Yes

4.0 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	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of 1 tree should be provided in the front setback and 1 tree in the rear setback both capable of reaching a mature height of 6 metres.
Side and rear setbacks	A10 and B17	Ground floor walls of buildings should be setback at least: <ul style="list-style-type: none"> 3 metres from one 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.

BANYULE PLANNING SCHEME

	Standard	Requirement
		<ul style="list-style-type: none"> 1 metre from the opposite 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. 5 metres from the rear 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. <p>Services normal to a dwelling may encroach into this setback.</p>
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	Front fences should not exceed a height of 1.2 metres

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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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:

- A Landscape Concept Plan which considers the Banyule Tree Planting Zone Guidelines by:
 - Distinguishing landscaped garden areas from useable private open space.
 - Showing tree planting locations.
 - Detailing the extent of the mature canopies.

7.0 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 landscaping can include the retention of existing trees on the lot that contribute to the preferred neighbourhood character of the area.
- Whether the proposal responds appropriately to the objectives and relevant strategies in the Preferred neighbourhood character policy at clause 15.01-5L-01.
- Whether a proposal for a non-residential use or development responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.