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Proposed C173mona

SCHEDULE 12 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ12**.

HUNTINGDALE PRECINCT - RESIDENTIAL AREAS

1.0 Neighbourhood character objectives

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To facilitate housing diversity in the form of units, townhouses and apartment developments within a short walking distance to employment, retail and commercial areas, and public transport.

To retain and enhance landscaping, including canopy trees, within the front setbacks.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

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

No

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 7.6m from the front street.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	New development should provide or retain: - At least one canopy tree plus one canopy tree per 5 metres of site width - A mixture of vegetation, including indigenous species, to the front, side and rear setbacks. 60% garden landscaping within the front setback. Canopy trees should have a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling should have private open space consisting of an area of 50 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of: - An area of 50 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room; or - A balcony or roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

	Standard	Requirement
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres.

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Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

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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 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.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

6.0

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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:

- The contribution to housing diversity within the area
- The location and number of vehicle crossovers
- The impact of the development on nature strips and street trees.
- The location, quantity and species of canopy vegetation proposed.