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Proposed C131hbay

**SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ6**.

**URBAN CONTEMPORARY AREAS, MASON STREET NEWPORT**

**1.0 Neighbourhood character objectives**

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- To support built form consistent with the siting and massing of surrounding development.
- To support front setbacks with a high portion of permeable garden landscape.
- To support development with habitable rooms that overlook the street.
- To minimise the number of vehicle crossovers.
- To support vertical or roof gardens.

**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?**

No

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**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

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**4.0 Requirements of Clause 54 and Clause 55**

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	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	Provide garden beds along accessways. Provide small canopy trees in the following locations: <ul style="list-style-type: none"> <li>▪ At least 1 tree in the street setback.</li> <li>▪ At least 1 tree within the secluded private open space of each dwelling.</li> </ul>
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified

## HOBSONS BAY PLANNING SCHEME

	Standard	Requirement
<b>Private open space</b>	A17	A dwelling should have private open space consisting of: <ul style="list-style-type: none"><li>An area of 80 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.</li></ul>
	B28	None specified
<b>Front fence height</b>	A20 and B32	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"><li>1.5 metres in a Road Zone, Category 1.</li><li>1.2 metres in other streets.</li></ul>

### 5.0

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

None specified.

### 6.0

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### Application requirements

None specified.

### 7.0

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### Decision guidelines

None specified.