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Proposed C131hbay

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

GARDEN URBAN AREAS, ALTONA AND WILLIAMSTOWN

1.0 Neighbourhood character objectives

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To support visual separation between dwellings.

To provide front gardens that are visible from the street.

To provide front and rear setbacks with permeable areas for landscaping to accommodate canopy trees.

To support front building façades that are well articulated.

To support garages and carports set back behind the dwelling façade.

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

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?

Yes

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	Provide garden beds along accessways. Provide canopy trees with a minimum mature height of 6 metres in the following locations: <ul style="list-style-type: none"> ▪ At least 1 tree within the secluded private open space of each dwelling. ▪ On lots with a frontage of 20 metres or less, at least 1 tree in the street setback. ▪ On lots with a frontage greater than 20 metres, at least 2 trees in the street setback.

HOBSONS BAY PLANNING SCHEME

	Standard	Requirement
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: <ul style="list-style-type: none">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 40 square metres, a minimum dimension of 4 metres and convenient access from a living room.
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none">1.5 metres in a Road Zone, Category 1.1.2 metres in other streets.

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.