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Proposed C218yran

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

LILYDALE, CHIRNSIDE PARK, MOOROOLBARK AND KILSYTH SUBSTANTIAL CHANGE AREAS

1.0 Neighbourhood character objectives

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To provide diverse, compact, multi-storey built form.

To respect the height of established low-rise buildings.

To provide adequate space for landscaping in front and rear setbacks and driveways.

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?

Yes

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	The front setback should be no less than the average setback of dwellings on adjoining lots or 7.5 metres, whichever is lesser.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50 percent.
Permeability	A6 and B9	None specified
Landscaping	B13	Each new dwelling must include: One medium tree in the front setback and small trees in the rear and/or side setback.
Side and rear setbacks	A10 and B17	A minimum of 2 metres from each side boundary at ground level; A minimum of 4 metres from rear boundary at ground level.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 2 metres of a road in a Transport 2 Zone should not exceed 2 metres in height.

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

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None specified

5.0 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 massing plan that shows:

YARRA RANGES PLANNING SCHEME

- The transition of building heights to neighbouring buildings.
 - Mitigation measures to reduce the bulk of built form.
 - Management measures to reduce impacts from the cantilevering of built form and screened balconies on building bulk.
- A report that includes a description of how the design responds to the slope of the land and avoids use of retaining walls over 1 metre in height.

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:

- Strategies to mitigate the bulk of the built form to address the neighbourhood character objectives, such as use of recessive upper level set-backs, built form articulation, screening landscaping, avoidance of high balcony screening in favour of alternative architectural treatments, and other strategies.
- Landscaping opportunities and ground level open space to create breakages in the built form.
- The sense of street address provided by the proposed dwellings.
- Avoidance of earthworks and retaining walls over one metre in height.

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SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

LILYDALE HISTORIC TOWNSHIP SUBSTANTIAL CHANGE AREA

1.0 Neighbourhood character objectives

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Proposed C218yran

To provide development at an increased scale that responds to the scale and form of established low-rise dwellings.

To minimise impacts on established streetscapes, public trees and vehicle access to public land.

To encourage new dwellings to have a strong sense of address and an open front garden character.

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

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Proposed C218yran

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

Yes

3.0 Requirements of Clause 54 and Clause 55

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Proposed C218yran

	Standard	Requirement
Minimum street setback	A3 and B6	The front setback should be no less than the average setback of dwellings on adjoining lots or 7.5 metres, whichever is lesser.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50 percent.
Permeability	A6 and B9	The site area covered by impervious surfaces should not exceed 30 percent.
Landscaping	B13	Each new dwelling must include: One medium tree in the front setback and small trees in the rear and/or side setback.
Side and rear setbacks	A10 and B17	A minimum of 2 metres from each side boundary at ground level; A minimum of 4 metres from a rear boundary at ground level.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 2 metres of a road in a Transport 2 Zone should not exceed 2 metres in height. A front fence within 2 metres of other streets should not exceed 0.9 metres in height.

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

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Proposed C218yran

None specified

5.0

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Proposed C218yran

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:

- A massing plan that shows:
 - The transition of building heights to neighbouring buildings.
 - Mitigation measures to reduce the bulk of built form.
 - Management measures to reduce impacts from the cantilevering of built form and screened balconies on building bulk.
 - For buildings adjoining heritage buildings, adequate setbacks and height transitions to preserve the value of the heritage place.
- A report that includes a description of how the design responds to the slope of the land and avoids use of retaining walls over 1 metre in height.

6.0

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Proposed C218yran

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:

- Strategies to mitigate the bulk of the built form to address the neighbourhood character objectives, such as use of recessive upper level set-backs, built form articulation, screening landscaping, avoidance of high balcony screening in favour of alternative architectural treatments, and other strategies.
- Landscaping opportunities and ground level open space to create breakages in the built form.
- The impact of the proposed dwellings on public streetscape areas, street trees and road-side parking.
- The response of proposed buildings to any adjoining heritage buildings.
- The sense of street address provided by the proposed dwellings.
- Avoidance of earthworks and retaining walls over one metre in height.

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SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

EAST LILYDALE RESIDENTIAL AREA

1.0 Neighbourhood character objectives

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To respect the height of established low-rise buildings.

To provide adequate space for landscaping in front and rear setbacks and driveways.

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

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Proposed C218yran

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

Yes

3.0 Requirements of Clause 54 and Clause 55

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Proposed C218yran

	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	None specified
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 Maximum building height requirement for a dwelling, small second dwelling or residential building

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Proposed C218yran

None specified

5.0 Application requirements

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Proposed C218yran

None specified

6.0 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:

- Built form design which is respectful of neighbourhood amenity.
- The sense of street address provided by the proposed dwellings.
- Avoidance of earthworks and retaining walls over one metre in height.