

**Draft Minor Changes – Non-prescribed Amendment – Proposed C83 (full exhibition)**

**Mapping Updates and Proposed Zone Changes**

#	Address	Planning Scheme Maps	Owner	Proposed Change	Need for change	
	<b>WANGANDARY</b>					
1	32 and 58 Adams Road, Wangandary  70 Gerrett Road, Wangandary  36 and 53 Hylton Road, Wangandary	Wang C055 011zn and 017zn	Private Land	FROM: FZ and RCZ TO: RCZ	Land on one title in two zones.	

**Minor Ordinance Change**

#	Ordinance	Proposed Change	Need for Change
2	Schedule to 32.05 Township Zone	<p>Amend the schedule to the TZ:</p> <p>1.0 Permit requirement</p> <p>Is a permit required to construct or extend a dwelling on a lot between 300 square metres and 500 square metres?</p> <p><u>Change:</u></p> <p>FROM:</p> <p><b>Yes</b></p> <p>TO:</p> <p><b>No</b></p>	<p>Generating unnecessary permits for development in an area that is appropriate for residential development at that scale. Relevant siting considerations under the Building Regulations are consistent with the Planning Scheme and will still be addressed; albeit in a more efficient manner.</p> <p>300 square metres is consistent with other residential zones; Mixed Use Zone and Residential Growth Zone.</p>
3	Schedule to 32.08  General Residential Zone	<p>Amend the schedule to the GRZ:</p> <p>1.0 Permit requirement</p> <p>Is a permit required to construct or extend a dwelling on a lot between 300 square metres and 500 square metres?</p> <p><u>Change:</u></p> <p>FROM:</p> <p><b>Yes</b></p>	<p>Generating unnecessary permits for development in an area that is appropriate for residential development at that scale. Relevant siting considerations under the Building Regulations are consistent with the Planning Scheme and will still be addressed; albeit in a more efficient manner.</p> <p>300 square metres is consistent with other residential zones; Mixed Use Zone and Residential Growth Zone.</p>

#	Ordinance	Proposed Change	Need for Change
		<i>TO:</i>  <b>No</b>	