

19/06/2014  
C106

**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ1**.

**FUTURE MODERATE RESIDENTIAL GROWTH AREAS: SOUTHLAND, ELSTERNWICK, HAMPTON EAST (MOORABBIN) AND CHELTENHAM ACTIVITY CENTRES**

**1.0 Permit requirement for the construction or extension of one dwelling on a lot**

19/06/2014  
C106

**Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?**

500 square metres

**2.0 Requirements of Clause 54 and Clause 55**

19/06/2014  
C106

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	<p>Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner, the following minimum setback from the front street applies:</p> <ul style="list-style-type: none"> <li>The greater distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</li> </ul> <p>Where there is no building on either of the abutting allotments facing the same street, and the site is not on a corner, the following minimum setback from the front street applies;</p> <ul style="list-style-type: none"> <li>9 metres.</li> </ul> <p>All other minimum setbacks from front street and side streets as specified in the Tables to Standard A3 and Standard B6 continue to apply.</p>
<b>Site coverage</b>	A5 and B8	50 per cent
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	A10 and B17	A new building not on or within 200mm of a boundary should be setback 2 metres from the side boundary and 3 metres from the rear boundary, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 2 metres for every metre of height over 6.9 metres.
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	None specified

	Standard	Requirement
<b>Front fence height</b>	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres in 'other streets'.  Front fence height in streets in a Road Zone, Category 1 as specified in the Tables to Standard A20 and Standard B32 continue to apply.

**3.0 Maximum building height requirement for a dwelling or residential building**

19/06/2014  
C106

None specified

**4.0 Application requirements**

19/06/2014  
C106

None specified

**5.0 Decision guidelines**

19/06/2014  
C106

None specified