

19/12/2013  
C181

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

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

**Incremental change areas**

**1.0**

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

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

None specified.

**2.0**

**Requirements of Clause 54 and Clause 55**

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	<b>Standard</b>	<b>Requirement</b>
<b>Minimum street setback</b>	A3 and B6	As per A3 (where appropriate) As per B6 or 7.5 metres, whichever is lesser
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	Minimum of 30%
<b>Landscaping</b>	B13	70% of ground level front setback planted with substantial landscaping and canopy trees
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	As per the A17 80 sq m or 20% requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres
	B28	As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres
<b>Front fence height</b>	A20 and B32	Maximum 1.5 metre height in streets in Road Zone Category 1
		1.2 metre maximum height for other streets

**3.0**

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

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None specified.

**4.0**

**Application requirements**

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None specified.

**5.0**

**Decision guidelines**

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None specified.