

13/06/2014
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SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

HORSHAM GENERAL RESIDENTIAL AREA

1.0

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

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

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings shall be setback a minimum distance of 2.5m from Baker Street and the Wetlands Park. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. Walls of buildings shall be setback a minimum distance of 2.5m from the Madden Street frontages of lots 22 to 25 inclusive. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. The setback requirement for the Madden Street frontages of lots 22 to 25 inclusive does not apply to garages which may be built to the street boundary.
Site coverage	A5 and B8	The site area covered by buildings shall not exceed 70%.
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	Streets in a Road Zone Category 1 – None Specified Any fence on or within 2.5 metres of the Baker Street frontages and the Public Open Space frontages shall have a maximum height of 1.2m. Any fence on or within 2.5m of the Madden Street frontages and the western boundaries of lots 9, 10 and 36 shall have a maximum height of 1.2m for at least 40% of the length of the boundary. Any other boundary fences shall not exceed 1.8m in height.

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