

19/06/2014  
C93**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ1**.**GENERAL RESIDENTIAL AREAS****1.0 Permit requirement for the construction or extension of one dwelling on a lot**19/06/2014  
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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**19/06/2014  
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	Standard	Requirement	
<b>Minimum street setback</b>	A3 and B6	None specified	
<b>Site coverage</b>	A5 and B8	None specified	
<b>Permeability</b>	A6 and B9	None specified	
<b>Landscaping</b>	B13	None specified	
<b>Side and rear setbacks</b>	A10 and B17	<p><b>Side setbacks</b></p> <p>1.2 metres, plus 0.3 metres for every metre of height up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p><b>Rear setbacks</b></p> <p>5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres</p>	
<b>Walls on boundaries</b>	A11 and B18	None specified	
<b>Private open space</b>	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.	
	B28	<p>An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or</p> <p>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</p> <p>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>	
<b>Front fence height</b>	A20 and B32	Streets in a Road Zone, Category 1	1.2 metres
		Other streets	0.9 metres

**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