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SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

MONASH RESIDENTIAL AREAS

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?

500 square metres

2.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Front setback – 7.6 metres. Side street setbacks as specified in the Tables to Standard A3 and Standard B6 continue to apply.
Site coverage	A5 and B8	None specified
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	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> ▪ An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room; or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or ▪ A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres.

3.0

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Maximum building height requirement for a dwelling or residential building

None specified

4.0

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Application requirements

None specified

5.0

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Decision guidelines

None specified