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C134

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

Lower order (neighbourhood) consolidation areas: Mooroolbark, Kilsyth, Healesville, Yarra Junction, Mount Evelyn, Yarra Glen and Chirnside Park Activity Centre buffer 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?

None specified

2.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
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	None specified
Front fence height	A20 and B32	None specified

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

Applications for multi unit development should be accompanied by an application for subdivision.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under clause 32.08, in addition to those specified in clause 32.08 and elsewhere in the scheme:

- Whether new development contributes to a diverse housing type which integrates respectfully into neighbourhood consolidation areas.

- Whether the development is easily accessible to services and facilities taking into account site constraints including topography.
- The avoidance of visually dominant buildings and opportunities for landscaping and the planting of mature species.

6.0

Transitional provisions

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Schedule 1 to Clause 32.08 to the General Residential Zone does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 as in force immediately before the said approved date continue to apply.

Despite the provisions of Schedule 1 to Clause 32.08, these do not apply to an application under section 69 of the Act to extend a permit to construct or extend a development.