

08/12/2016  
C152

**SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

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

**Knox Neighbourhood Areas**

**1.0**

01/07/2014  
VC116

**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?**

No

**2.0**

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**Requirements of Clause 54 and Clause 55**

	<b>Standard</b>	<b>Requirement</b>
<b>Minimum street setback</b>	A3 and B6	Context: The site is on a corner.  Minimum setback from side streets:  Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4.5 metres, whichever is the lesser.  All other minimum setbacks from front streets and side streets as specified in the Table to Standard A3 and B6 continue to apply.
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	Provision of a minimum of one canopy tree per 175 square metres of the site area including: <ul style="list-style-type: none"> <li>▪ a minimum of one canopy tree within each area of secluded private open space; and</li> <li>▪ a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway)</li> </ul> Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.
<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	Private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 60 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room.

	Standard	Requirement
	B28	Private open space consisting of: <ul style="list-style-type: none"> <li>▪ 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 minimum area of 60 square metres with a minimum dimension of 5 metres of secluded private open space with convenient access from a living room, or</li> <li>▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	Streets in a Road Zone, Category 1 2 metres Other streets 1.2 metres

**3.0**17/03/2016  
C131**Maximum building height requirement for a dwelling or residential building**

A building used as a dwelling or residential building must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

The requirements of this clause do not apply to a building used for the purpose of a Residential Aged Care Facility. The requirements of Clause 54 and 55 apply.

**4.0**08/12/2016  
C152**Application requirements**

The following application requirements 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:

- For developments of five or more dwellings and for residential buildings, a report which demonstrates how the proposal will be accessible to people with limited mobility.
- For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.

**5.0**17/03/2016  
C131**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 the development provides for an appropriate visual transition to the Neighbourhood Residential Zone, where it adjoins the site.