

08/12/2016
C152**SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ4**.**Bayswater And Boronia Major Activity Centres****1.0**17/03/2016
C131**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

2.008/12/2016
C152**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	<p>Context: Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p> <p>Minimum setback from front streets: The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.</p> <p>Context: Where there is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</p> <p>Minimum setback from front streets: The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>Context: Where the site is on a corner.</p> <p>Minimum setback from front streets: If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 6 metres for other streets.</p> <p>All other minimum setbacks from front streets and side streets as specified in the Table to Standard A3 and B6 continue to apply.</p>
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified

	Standard	Requirement
Landscaping	B13	Provision of a minimum of one canopy tree per 250 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway). Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.
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 40 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 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ a balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or ▪ a roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

3.017/03/2016
C131**Maximum building height requirement for a dwelling or residential building**

None specified.

4.008/12/2016
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, an application must be accompanied by 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.

5.017/03/2016
C131**Decision guidelines**

None specified.