

19/06/2014  
C105**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ1**.**RESIDENTIAL AREAS REMOVED FROM ACTIVITY CENTRES AND MAIN ROADS****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?**

500 square metres

**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	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% of the area of the lot, whichever is the lesser but not less than 55 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.
	B28	Private open space consisting of: <ul style="list-style-type: none"> <li>An area of 55 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 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	Other streets – 1.2 metres

**3.0 Maximum building height requirement for a dwelling or residential building**19/06/2014  
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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 the maximum building height must not exceed 10 metres.

**4.0 Application requirements**

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None specified

**5.0 Decision guidelines**

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None specified

**6.0 Transitional provisions**

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Schedule 1 to clause 32.08 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 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.