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SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ6**.

**MODERATE RESIDENTIAL GROWTH AREA: BLACK ROCK
NEIGHBOURHOOD ACTIVITY CENTRE**

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

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	<p>Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner, the following minimum setback from the front street applies:</p> <ul style="list-style-type: none"> The greater distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. <p>Where there is no building on either of the abutting allotments facing the same street, and the site is not on a corner, the following minimum setback from the front street applies;</p> <ul style="list-style-type: none"> 9 metres. <p>All other minimum setbacks from front street and side streets as specified in the Tables to Standard A3 and Standard B6 continue to apply.</p>
Site coverage	A5 and B8	50 per cent
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be setback 2 metres from the side boundary and 3 metres from the rear boundary, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 2 metres for every metre of height over 6.9 metres.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	<p>A front fence within 3 metres of a street should not exceed 1.2 metres in 'other streets'.</p> <p>Front fence height in streets in a Road Zone, Category 1 as specified in the Tables to Standard A20 and Standard B32 continue to apply.</p>

3.0 Maximum building height requirement for a dwelling or residential building

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A building used as a dwelling or a residential building must not exceed a height of 11 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 6 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 6 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.