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## SCHEDULE 7 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ7**.

### STRATEGIC REDEVELOPMENT SITES

#### 1.0 Permit requirement for the construction or extension of one dwelling on a lot

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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

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	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	50 %
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 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, 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 12 metres.

#### 4.0 Application requirements

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None specified

#### 5.0 Decision guidelines

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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 adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.

- Whether the design, height, setbacks and appearance of the residential building appropriately responds to its adjoining properties and surrounding urban context.

## 6.0

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### Transitional Provisions

Schedule 7 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 7 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.