

09/10/2014
C150**SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ3**.**GENERAL RESIDENTIAL AREAS B****1.0 Permit requirement for the construction or extension of one dwelling on a lot**01/07/2014
VC116

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 Requirements of Clause 54 and Clause 5501/07/2014
VC116

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
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	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	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 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. If a dwelling has more than 2 bedrooms an additional ground level private open space area of 20 square metres with a minimum width of 3 metres is required to be provided for each additional bedroom, with a maximum of 80 square metres of private open space required for the dwelling.
Front fence height	A20	None specified
	B32	For two or more dwellings or a residential building, a front fence within 3 metres of a street should not exceed: 2 metres for streets in a Road Zone, Category 1 or 1.2 metres for other streets

3.0 Maximum building height requirement for a dwelling or residential building01/07/2014
VC116

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.

This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

4.0

Application requirements

01/07/2014
VC116

None specified.

5.0

Decision guidelines

01/07/2014
VC116

None specified.