

09/10/2014  
C72

## SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

### CENTRAL RESIDENTIAL

#### 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?**

None specified

#### 2.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	5 metres
Site coverage	A5 and B8	70 percent
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	1.2 metres

#### 3.0 Maximum building height requirement for a dwelling or residential building

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None specified

#### 4.0 Application requirements

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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:

- Assessment of the contribution any buildings on the site make to the streetscape if proposed for removal.

#### 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:

- The desired dwelling types in this area.
- The extent that the proposal attempts to retain intact 19th and early 20th Century dwellings that contribute positively to the streetscape.