

23/12/2020
GC172

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

URBAN INCREASED HOUSING DIVERSITY AREAS

1.0

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Neighbourhood character objectives

None specified

2.0

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Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

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Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	If the site is in a heritage overlay, the average 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. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.
Site coverage	A5 and B8	Maximum site coverage 70 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	At least one part of the private open space should consist of secluded private open space with a minimum area of 20 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with

	Standard	Requirement
		a minimum dimension of 3 metres and convenient access from a living room; or <ul style="list-style-type: none"> ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

5.0

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Maximum building height requirement for a dwelling or residential building

None specified

6.0

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Application requirements

None specified

7.0

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Decision guidelines

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 which must be considered, as appropriate, by the responsible authority:

- The requirements of Clause 22.63 in relation to the siting, height, scale, materials and form of proposed buildings.