

21/12/2017  
GC76**SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ2**.**CROYDON MAJOR ACTIVITY CENTRE****1.0**21/12/2017  
GC76**Neighbourhood character objectives**

None specified.

**2.0**21/12/2017  
GC76**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

**3.0**21/12/2017  
GC76**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	A10 and B17	<p><b>Side setbacks</b></p> <p>1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p><b>Rear setbacks</b></p> <p>5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres</p>
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	An area of 80 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 with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	<p>An area of 80 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 with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or</p> <p>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</p> <p>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>
<b>Front fence height</b>	A20 and B32	<b>Streets in a Road Zone, Category 1</b>

	Standard	Requirement
		1.2 metres <b>Other streets</b> 0.9 metres

**4.0**

21/12/2017  
GC76

**Maximum building height requirement for a dwelling or residential building**

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres and 4 storeys.

**5.0**

21/12/2017  
GC76

**Application requirements**

None specified.

**6.0**

21/12/2017  
GC76

**Decision guidelines**

None specified.