

13/06/2014  
C119

## SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

### MONASH RESIDENTIAL AREAS

#### 1.0

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

**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

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#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Front setback – 7.6 metres. Side street setbacks as specified in the Tables to Standard A3 and Standard B6 continue to apply.
<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	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> <li>▪ An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 5 metres and convenient access from a living room; or</li> <li>▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or</li> <li>▪ A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres.

#### 3.0

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

None specified

#### 4.0

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#### Application requirements

None specified

#### 5.0

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#### Decision guidelines

None specified