

SCHEDULE TO THE RESIDENTIAL 1 ZONE

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

No

	Clause 54 and Clause 55 Standard	Requirement
Minimum street setback	Standard A3 and Standard B6	None Specified
Building Height	Standard A4 and Standard B7	None Specified
Site Coverage	Standard A5 and Standard B8	None Specified
Side and rear setbacks	Standard A10 and Standard B17	<p>Side setbacks</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>Rear setbacks</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>
Private open space	Standard 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.
	Standard 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 or residential building 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>
Front fence height	Standard A20 and Standard B32	<p>Streets in Road Zone, Category 1 1.2 metres</p> <p>Other Streets 0.9 metres</p>