18/08/2022
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SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

HORSHAM GENERAL RESIDENTIAL AREA

1.0 Neighbourhood character objectives

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None specified.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

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Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A2-1	Walls of buildings are setback a minimum distance of 2.5m from Baker Street and the Wetlands Park. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. Walls of buildings are setback a minimum distance of 2.5m from the Madden Street frontages of lots 22 to 25 inclusive. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. The setback requirement for the Madden Street frontages of lots 22 to 25 inclusive does not apply to garages which may be built to the street boundary. Side street setback requirements specified in the table to Standard A2-1 continue to apply.
	B2-1	Walls of buildings are setback a minimum distance of 2.5m from Baker Street and the Wetlands Park. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. Walls of buildings are setback a minimum distance of 2.5m from the Madden Street frontages of lots 22 to 25 inclusive. Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 0.5m into this requirement. The setback requirement for the Madden Street frontages of lots 22 to 25 inclusive does not apply to garages which may be built to the street boundary. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
Site coverage	A2-5	The site area covered by buildings shall not exceed 70%.
	B2-5	The site area covered by buildings shall not exceed 70%.
Private open space	A3-2	None specified
	B3-5	None specified

	Standard	Requirement
Front fence height	A2-7 and B2-8	Streets in a Road Zone Category 1 – None specified Any fence on or within 2.5m of the Baker Street frontages and the Public Open Space frontages shall have a maximum height of 1.2m. Any fence on or within 2.5m of the Madden Street frontages and the western boundaries of lots 9, 10 and 36 shall have a maximum height of 1.2m for at least 40% of the length of the boundary. Any other boundary fences shall not exceed 1.8m in height.

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

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None specified.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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None specified.