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Proposed C147

## SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**

### SUBSTANTIAL HOUSING CHANGE AREAS

#### 1.0 Requirements of Clause 54 and Clause 55

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Proposed C147

	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	None Specified
<b>Walls on boundaries</b>	A11 and B18	None Specified
<b>Private open space</b>	A17	None Specified
	B28	None Specified
<b>Front fence height</b>	A20 and B32	None Specified

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

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Proposed C147

None specified

#### 3.0 Application requirements

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Proposed C147

None specified

#### 4.0 Decision guidelines

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Proposed C147

None specified

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Proposed C147**SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ2**.**GARDEN APARTMENT AREAS****1.0 Requirements of Clause 54 and Clause 55**--/20--  
Proposed C147

	Standard	Requirement
<b>Minimum street setback</b>	A3	None specified
	B6	<p><b>Front street setback:</b> In accordance with B6 or 5m, (whichever is the lesser) plus an additional 2m for heights above 2-storeys (6.9m and above).</p> <p><b>Side Street setback:</b> None specified</p>
<b>Site coverage</b>	A5	None Specified
	B8	80 per cent
<b>Permeability</b>	A6	None specified
	B9	15 per cent
<b>Landscaping</b>	B13	<p>On sites with a frontage less than 22m, a minimum of 1 semi-mature canopy tree within both the front and rear setbacks.</p> <p>On sites with a frontage greater than 22m, a minimum of 2 semi-mature canopy trees within both the front and rear setbacks.</p> <p>Where a 3m side setback is required, this must include an area for deep root planting.</p> <p>A clear area of 4.5m x 4.5m is required to accommodate each semi-mature canopy tree. This may include land on an adjoining lot.</p>
<b>Side and rear setbacks</b>	A10	None Specified
	B17	<p><b>Side Setbacks</b> In accordance with B17 except for the first 25m of sites with a frontage wider than 22m, where the side setback is 0m, plus 3m for heights above 6.9m.</p> <p><b>Rear Setbacks</b></p> <ul style="list-style-type: none"> <li>▪ Minimum 3m, plus 2.5m for height between 3.6m and 8.5m, plus 1m for every 1m of height over 8.5m; and</li> <li>▪ For sites with rear lane access, the setback is as above, but is measured from the opposite boundary (i.e. the setback may include the width of the laneway).</li> </ul>

	Standard	Requirement
<b>Walls on boundaries</b>	A11	None specified
	B18	<p>On sites with a frontage greater than 22m, either:</p> <ul style="list-style-type: none"> <li>▪ Within the front 25m of the lot, 20m plus 25% of remaining length, or</li> <li>▪ where there are existing or simultaneously constructed walls abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed wall that has been approved under these provisions.</li> </ul> <p>whichever is greater.</p> <p>On sites with a frontage less than 22m, the above applies for a maximum of one side only. The maximum length of wall on boundary on the opposing side boundary is as per Standard B18</p> <p>Within the front 25m of the front boundary, the height of a new wall constructed on or within 200mm of a side or rear boundary should not exceed 6.9 metres.</p> <p>The height of any boundary wall beyond 25m of the lot frontage should accord with Standard B18.</p>
<b>Private open space</b>	A17	None specified
	B28	<p>An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room, or</p> <ul style="list-style-type: none"> <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	None specified
	B32	1.5 metres with at least 25% visual transparency above 1.2 metres.

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

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Proposed C147

None specified.

## 3.0 Application requirements

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Proposed C147

An application to construct two or more dwellings on a lot must include the following information, as appropriate, to the satisfaction of the responsible authority:

- Landscape concept design.
- Urban design context report and design response.
- Sustainability assessment.
- Acoustic assessment for development sites that adjoin a Road Zone, Category 1 (RDZ1), land in Schedule 4 to the Public Use Zone (PUZ4) or land containing non-residential uses with the potential to cause amenity impacts as a result of noise.
- Waste management plan.

#### 4.0 Decision guidelines

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Proposed C147

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Whether the development seeks to achieve the development outcomes encouraged through the *Residential Growth Zone Built Form Design Guidelines, 2014* and *Higher Density Residential Building Typology, 2014*
- Whether the site can accommodate and achieve a 'Garden Apartment' outcome as described in the *Residential Growth Zone Built Form Design Guidelines, 2014*, the *Higher Density Residential Building Typology, 2014*, and any Design and Development Overlays, as applicable.
- Whether the development incorporates design measures to maximise rear setbacks from the secluded private open space of adjoining properties in the Neighbourhood and General Residential Zones.
- Whether the mass of the development is located towards the street frontage and provides an acceptable level of visual bulk towards the rear of the lot.
- Whether the building composition provides for a distinguishable base, middle and top, and appropriate levels of design treatment to each element, while incorporating consolidated upper setbacks to avoid a tiered 'wedding' cake form.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The potential and ability to consolidate lots to create larger development sites.

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Proposed C147**SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ3**.**GARDEN APARTMENT AREAS – 4 STOREY RESTRICTION****1.0 Requirements of Clause 54 and Clause 55**--/20--  
Proposed C147

	Standard	Requirement
<b>Minimum street setback</b>	A3	None specified
	B6	<p><b>Front street setback:</b> In accordance with B6 or 5m, (whichever is the lesser) plus an additional 2m for heights above 2-storeys (6.9m and above).</p> <p><b>Side Street setback:</b> None specified</p>
<b>Site coverage</b>	A5	None Specified
	B8	80 per cent
<b>Permeability</b>	A6	None specified
	B9	15 per cent
<b>Landscaping</b>	B13	<p>On sites with a frontage less than 22m, a minimum of 1 semi-mature canopy tree within both the front and rear setbacks.</p> <p>On sites with a frontage greater than 22m, a minimum of 2 semi-mature canopy trees within both the front and rear setbacks.</p> <p>Where a 3m side setback is required, this must include an area for deep root planting.</p> <p>A clear area of 4.5m x 4.5m is required to accommodate each semi-mature canopy tree. This may include land on an adjoining lot.</p>
<b>Side and rear setbacks</b>	A10	None Specified
	B17	<p><b>Side Setbacks</b> In accordance with B17 except on sites with a frontage wider than 22m, where the side setback is 0m within the first 25m of the lot, plus 3m for heights above 6.9m.</p> <p><b>Rear Setbacks</b></p> <ul style="list-style-type: none"> <li>▪ Minimum 3m, plus 2.5m for height between 3.6m and 8.5m, plus 1m for every 1m of height over 8.5m; and</li> <li>▪ For sites with rear lane access, the setback is as above, but is measured from the opposite boundary (i.e. the setback may include the width of the laneway).</li> </ul>

Side Setbacks	Side Setbacks	Side Setbacks
<b>Walls on boundaries</b>	A11	None specified
	B18	<p>On sites with a frontage greater than 22m, either:</p> <ul style="list-style-type: none"> <li>▪ Within the front 25m of the lot, 20m plus 25% of remaining length, or</li> <li>▪ where there are existing or simultaneously constructed walls abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed wall that has been approved under these provisions.</li> </ul> <p>whichever is greater.</p> <p>On sites with a frontage less than 22m, the above applies for a maximum of one side only. The maximum length of wall on boundary on the opposing side boundary is as per Standard B18</p> <p>Within the front 25m of the front boundary, the height of a new wall constructed on or within 200mm of a side or rear boundary should not exceed 6.9 metres.</p> <p>The height of any boundary wall beyond 25m of the lot frontage should accord with Standard B18.</p>
<b>Private open space</b>	A17	None specified
	B28	<p>An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room, or</p> <ul style="list-style-type: none"> <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	None specified
	B32	1.5 metres with at least 25% visual transparency above 1.2 metres.

## 2.0

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

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Proposed C147

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

This does not apply to:

- an extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.

A lift overrun, plant and services that are appropriately screened and other building appurtenances may exceed the mandatory height requirements by no more than 1.2 metres.

In areas subject to the Special Building Overlay, the maximum building height may be exceeded by no more than the minimum additional building height required by the overlay provisions.

### 3.0 Application requirements

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Proposed C147

An application construct more than two dwellings on a lot must include the following information, as appropriate, to the satisfaction of the responsible authority:

- Landscape concept design.
- Urban design context report and design response.
- Sustainability assessment.
- Acoustic assessment for development sites that adjoin a Road Zone, Category 1 (RDZ1), land in Schedule 4 to the Public Use Zone (PUZ4) or land containing non-residential uses with the potential to cause amenity impacts as a result of noise
- Waste management plan.

### 4.0 Decision guidelines

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Proposed C147

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Whether the development seeks to achieve the development outcomes encouraged through the *Residential Growth Zone Built Form Design Guidelines, 2014* and *Higher Density Residential Building Typology, 2014*.
- Whether the site can accommodate and achieve a 'Garden Apartment' outcome as described in the *Residential Growth Zone Built Form Design Guidelines, 2014*, the *Higher Density Residential Building Typology, 2014*, and any Design and Development Overlays, as applicable.
- Whether the development incorporates design measures to maximise rear setbacks from the secluded private open space of adjoining properties in the Neighbourhood and General Residential Zones.
- The potential and ability to consolidate lots to create larger development sites.

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Proposed C147

## SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ4**

### SUBSTANTIAL HOUSING CHANGE AREAS - 4 STOREY RESTRICTION

#### 1.0 Requirements of Clause 54 and Clause 55

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Proposed C147

	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	None Specified
<b>Walls on boundaries</b>	A11 and B18	None Specified
<b>Private open space</b>	A17	None Specified
	B28	None Specified
<b>Front fence height</b>	A20 and B32	None Specified

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

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Proposed C147

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

This does not apply to:

- an extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.

A lift overrun, plant and services that are appropriately screened and other building appurtenances may exceed the mandatory height requirements by no more than 1.2 metres.

In areas subject to the Special Building Overlay, the maximum building height may be exceeded by no more than the minimum additional building height required by the overlay provisions.

#### 3.0 Application requirements

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Proposed C147

None specified

#### 4.0 Decision guidelines

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Proposed C147

None specified



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Proposed C147**SCHEDULE 5 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ5**.**URBAN APARTMENT AREAS****1.0 Requirements of Clause 54 and Clause 55**--/20--  
Proposed C147

	Standard	Requirement
<b>Minimum street setback</b>	A3	None specified
	B6	<p><b>Front street setback:</b> In accordance B6 or 3m, (whichever is the lesser) plus an additional 2m for heights above 2-storeys (6.9m and above).</p> <p><b>Side Street setback:</b> None specified</p>
<b>Site coverage</b>	A5	None Specified
	B8	80 per cent
<b>Permeability</b>	A6	None specified
	B9	10 per cent
<b>Landscaping</b>	B13	<p>Landscaping should allow for interaction between the public and private spaces.</p> <p>Where a 3m setback is required, this must include an area of for deep root planting for a medium sized tree.</p> <p>A clear area of 4.5m x 4.5m is required to accommodate a semi-mature canopy tree within side and rear boundary setbacks at a rate of 1 tree per ground level dwelling that adjoins the setback. This may include land on an adjoining lot.</p>
<b>Side and rear setbacks</b>	A10	None Specified
	B17	<p><b>Side Setbacks</b> In accordance with B17 except on sites with a frontage wider than 22m, where the side setback is 0m within the first 25m of the lot, plus 3m for heights above 6.9m.</p> <p><b>Rear Setbacks</b></p> <ul style="list-style-type: none"> <li>▪ Minimum 3m, plus 2.5m for height between 3.6m and 8.5m, plus 1m for every 1m of height over 8.5m; and</li> <li>▪ For sites with rear lane access, the setback is as above, but is measured from the opposite boundary (i.e. the setback may include the width of the laneway).</li> </ul>

Side Setbacks	Side Setbacks	Side Setbacks
<b>Walls on boundaries</b>	A11	None specified
	B18	<p>On sites with a frontage greater than 22m, either:</p> <ul style="list-style-type: none"> <li>▪ Within the front 25m of the lot, 20m plus 25% of remaining length, or</li> <li>▪ where there are existing or simultaneously constructed walls abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed wall that has been approved under these provisions.</li> </ul> <p>whichever is greater.</p> <p>On sites with a frontage less than 22m, the above applies for a maximum of one side only. The maximum length of wall on boundary on the opposing side boundary is as per Standard B18.</p> <p>Within the front 25m of the front boundary, the height of a new wall constructed on or within 200mm of a side or rear boundary should not exceed 6.9 metres.</p> <p>The height of any boundary wall beyond 25m of the lot frontage should accord with Standard B18.</p>
<b>Private open space</b>	A17	None specified
	B28	<p>An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room, or</p> <ul style="list-style-type: none"> <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	None specified
	B32	1.5 metres with at least 25% visual transparency above 1.2 metres.

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

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Proposed C147

None specified.

## 3.0 Application requirements

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Proposed C147

An application to construct two or more dwellings on a lot must include the following information, as appropriate, to the satisfaction of the responsible authority:

- Landscape concept design.
- Urban design context report and design response.
- Sustainability assessment.
- Acoustic assessment for development sites that adjoin a Road Zone, Category 1 (RDZ1), land in Schedule 4 to the Public Use Zone (PUZ4) or land containing non-residential uses with the potential to cause amenity impacts as a result of noise.
- Waste management plan.

#### 4.0 Decision guidelines

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Proposed C147

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Whether the development seeks to achieve the development outcomes encouraged through the *Residential Growth Zone Built Form Design Guidelines, 2014* and *Higher Density Residential Building Typology, 2014*
- Whether the site can accommodate and achieve a 'Garden Apartment' outcome as described in the *Residential Growth Zone Built Form Design Guidelines, 2014*, the *Higher Density Residential Building Typology, 2014*, and any Design and Development Overlays, as applicable.
- Whether the development incorporates design measures to maximise rear setbacks from the secluded private open space of adjoining properties in the Neighbourhood and General Residential Zones.
- Whether the mass of the development is located towards the street frontage and provides an acceptable level of visual bulk towards the rear of the lot.
- Whether the building composition provides for a distinguishable base, middle and top, and appropriate levels of design treatment to each element, while incorporating consolidated upper setbacks to avoid a tiered 'wedding' cake form.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The potential and ability to consolidate lots to create larger development sites.
- Whether the proposed development achieves active frontage outcomes for non-residential uses at ground floor interfacing the street edge, and any necessary dispensation of the height requirements to accommodate the non-residential uses at ground floor.

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