

03/03/2016
C166**SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ1**.**SUBSTANTIAL CHANGE AREAS****1.0**03/03/2016
C166**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	Ground level and level 1 should be set back the average of the adjoining lots.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 70%.
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of 1 medium sized tree of 6-12 metres (at maturity) should be provided in the front setback. Planting to be provided along the length of any driveway. Where new building bulk visually impacts on adjoining dwellings, a landscaped vertical screen should be provided.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 15-40 square metres at ground level with convenient access from a living room, or A balcony of 8-12 square metres with a minimum width of 2 metres and convenient access from a living room.
	B28	An area of 15-40 square metres at ground level with convenient access from a living room, or A balcony of 8-12 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

2.003/03/2016
C166**Maximum building height requirement for a dwelling or residential building**

None specified

3.003/03/2016
C166**Application requirements**

The following application requirements 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:

- A neighbourhood and site description (NSD) plan which must show:
 - At least three sites or buildings on both sides of the proposed development, opposite and to the rear of the proposed development.

- The built form, scale and character of the area, including front fencing (i.e. height of buildings, front and side setbacks, location and width of vehicle and pedestrian crossovers, vegetation, land topography).
- Architectural and roof styles.
- A streetscape elevation showing the proposed development in the context of three adjoining dwellings or buildings on each side.
- A Design Response plan which must demonstrate:
 - How the proposed development responds to the characteristics identified in the neighbourhood and site description plan and contributes to a preferred denser character.
- Plans showing bin enclosures integrated into the design of the development.
- Demonstrate that on site water storage and detention has been considered in the design.

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Decision guidelines

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:

- Opportunities to maximise development through consolidation of lots.
- Whether the development provides for an appropriate built form, scale and height transition to an adjoining Neighbourhood Residential Zone, General Residential Zone or commercial zoning.
- The extent to which landscaping softens the appearance of the proposed development and assists in the transition to existing development.
- The layout and appearance of areas set aside for car parking, access and egress, loading and the location of any proposed off street car parking.
- Whether garages and carports visually dominate the proposed development.
- Whether a variation to the requirements of part 1.0 would result in a loss of on or off-site amenity.
- The use of architectural features and building design, rather than screens, as a mechanism to protect privacy for adjoining residents.
- The concealment of ancillary services from the front, side and rear boundary views.