

13/07/2017
C90**SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

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

LAKE GUTHRIDGE PRECINCT - MCINTOSH DRIVE**1.0****Design objectives**13/07/2017
C90

To create a visually prominent entrance to Sale from the South Gippsland Highway, through iconic built forms, high quality materials and the provision of main access points.

To contribute to the aesthetic, heritage and landscape qualities of Lake Guthridge and its environs through responsive built form utilising the views, and the use of high quality materials.

To support use and development which creates an active lake frontage along McIntosh Drive for pedestrians and recreational users.

2.0**Requirements of Clause 54 and Clause 55**13/07/2017
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	Standard	Requirement
Minimum street setback	A3 and B6	Setback from South Gippsland Highway must be at least 6 metres. Setback from McIntosh Drive must be at least 3 metres. Note: Both South Gippsland Highway (York Street South) and McIntosh Drive are frontages.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	For the northern boundary of 62 York Street South (CA 4A SEC A) and the southern boundary of 48 York Street South (Lot 1 TP 2444623) - 3 metres, plus 0.3 metres for every metre of height over 3.6 metres, plus 1 metre for every metre of height over 6.9 metres. Standard A10 and B17 apply to all other side setbacks. Note: Site does not have a rear boundary.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1 metre and must have at least 50% transparency.

3.0**Maximum building height requirement for a dwelling or residential building**13/07/2017
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A building used as a dwelling or a residential building must not exceed a height of 15.53 metres Australian Height Datum (AHD).

4.0**Application requirements**13/07/2017
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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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing:

- How the built form addresses the interface with the Lake Guthridge environs and provides an active street frontage to McIntosh Drive.
- How the built form addresses the interface with the South Gippsland Highway (York Street South) and provides an active frontage to that street.
- How access/egress points to the site from the South Gippsland Highway will avoid conflict with pedestrian traffic.
- How proposed vehicular access points from McIntosh Drive will avoid conflict with pedestrians and recreational uses.
- An application for non-residential development must be accompanied by a neighbourhood and site description and a design response as required in Clause 54.
- Plans submitted with the application must show measurements relating to height in Australian Height Datum (AHD).
- Other details as required by the responsible authority.

5.0

Decision guidelines

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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 which must be considered, as appropriate, by the responsible authority:

- Whether the built form addresses the interface with the Lake Guthridge environs and provides active frontages to both McIntosh Drive and South Gippsland Highway (York Street South).
- The effect of the proposed use on the amenity of the area, in particular, whether the use or development will enhance or detract from the visual and landscape qualities of the adjoining public open space.
- The potential impact on the amenity of existing adjoining buildings.
- The desired outcomes for this area as specified in the *Sale, Wurruk & Longford Structure Plan (2010)* or any relevant superceding document.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking.
- Whether the built form responds appropriately to the local historic and aesthetic significance as described in the Heritage Citation for the *Sale Lake Guthridge Landscape Area Precinct*.
- Whether the design, height, setbacks and appearance of buildings appropriately respond to adjoining properties and surrounding context of the Lake Guthridge environs and South Gippsland Highway as a prominent entrance point to Sale.
- The effect of traffic likely to be generated on roads.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the Healthy by Design Guidelines.