

15/10/2015
C147

SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

SUBSTANTIAL HOUSING CHANGE AREAS - 4 STOREY RESTRICTION

1.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None Specified
Site coverage	A5 and B8	None Specified
Permeability	A6 and B9	None Specified
Landscaping	B13	None Specified
Side and rear setbacks	A10 and B17	None Specified
Walls on boundaries	A11 and B18	None Specified
Private open space	A17	None Specified
	B28	None Specified
Front fence height	A20 and B32	None Specified

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Maximum building height requirement for a dwelling or residential building

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.

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Application requirements

None specified

4.0

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Decision guidelines

None specified