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C153

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

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	Standard	Requirement
Minimum street setback	A3	None specified
	B6	**Front street setback:** In accordance with B6 or 3 metres, (whichever is the lesser) plus an additional 2 metres for heights above 2 storeys (6.9 metres and above). **Side Street setback:** None specified
Site coverage	A5	None Specified
	B8	80 per cent
Permeability	A6	None specified
	B9	10 per cent
Landscaping	B13	Landscaping should allow for interaction between the public and private spaces. Where a 3 metre setback is required, this must include an area of for deep root planting for a medium sized tree. A clear area of 4.5 metre x 4.5 metre 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.
Side and rear setbacks	A10	None Specified

	Standard	Requirement
	B17	**Side Setbacks** In accordance with B17 except as follows for sites with a frontage greater than 22 metres (or 16 metres where rear or side vehicle access is possible): ▪ Within the first 25 metres of the site as measured from the frontage, 0 metres for building heights up to 2 storeys (6.9 metres), and 3 metres for heights over 2 storeys (6.9 metres and above); and ▪ For the remaining length of the site, a minimum setback of 3 metres for building heights up to 2 storeys (6.9 metres) and a minimum setback of 6 metres for heights over 2 storeys (6.9 metres). **Rear Setbacks** Minimum setback of 3 metres, plus an additional 2.5 metres for height between 3.6 metres and 8.5 metres, plus 1 metre for every 1 metre of height over 8.5 metres. 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).

	Standard	Requirement
Walls on boundaries	A11	None specified
	B18	On sites with a frontage greater than 22 metres (or 16 metres where rear or side vehicle access is possible), either: ▪ Within the first 25 metres of the site as measured from the frontage, 20 metres or ▪ 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; whichever is greater. On sites with a frontage less than 22 metres (or 16 metres where rear or side vehicle access is possible), the above can apply for a maximum of one side only. The maximum length of wall on boundary on the opposing side boundary is as per Standard B18. Within the first 25 metres of the site as measured from the frontage, the height of a new wall constructed on or within 200 millimetres of a side or rear boundary should not exceed 6.9 metres. Unless a 3 metre side setback is required, the height of any boundary wall beyond 25 metres of the site's frontage should accord with Standard B18.
Private open	A17	None specified

	Standard	Requirement
space	B28	An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20	None specified
	B32	A maximum of 1.2 metres.

2.0 Maximum building height requirement for a dwelling or residential building

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None specified.

3.0 Application requirements

15/10/2015 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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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 Built Form Design Guidelines, 2014.*
- 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.