

21/12/2017
C182(Part 1)

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

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

DANDENONG DECLARED AREA AND URBAN RENEWAL AREA

1.0 Design objectives

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To ensure the scale and built form of residential development responds to the existing site circumstances through articulated building elevations and well-proportioned massing and ground level setbacks which make a positive contribution to the public realm.

To provide appropriate front setbacks to allow for substantial high quality landscaping and canopy trees.

To maximise the opportunities to create high quality landscaping, through minimal paving and hard surfaces within front setbacks.

To ensure vehicle accessways and storage facilities do not visually dominate the streetscape.

To ensure that residential development achieves high quality useable private open space outcomes for future residents.

2.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	As per A3 (where appropriate) As per B6 or 5 metres, whichever is lesser
Site coverage	A5 and B8	Maximum of 70%
Permeability	A6 and B9	None specified
Landscaping	B13	70% of ground level front setback planted with substantial landscaping and canopy trees
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	Maximum 1.5 metre height in streets in Road Zone Category 1
		Maximum 1.2 metre height for other streets

3.0 Maximum building height requirement for a dwelling or residential building

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None specified.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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None specified.