

13/11/2014
C300

SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ3**

COASTAL INCREASED HOUSING DIVERSITY AREAS

1.0

Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	If the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 5.5 metres, whichever is the lesser.
Site coverage	A5 and B8	Maximum site coverage 70%
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	At least one part of the private open space should consist of secluded private open space with a minimum area of 20 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> ▪ An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building 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 and B32	None specified

2.0

Maximum building height requirement for a dwelling or residential building

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A building used as a dwelling or a residential building must not exceed a height of 10.5 metres

3.0 Application requirements

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None specified.

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 as appropriate:

Buildings and works & dwellings

- The requirements of Clause 22.63 in relation to the siting, height, scale, materials and form of proposed buildings.

5.0 Transitional Provisions

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Schedule 3 to clause 32.07 Residential Growth Zone does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 as in force immediately before the said approved date continue to apply.

Despite the provisions of Schedule 3 to clause 32.07, these do not apply to an application under section 69 of the Act to extend a permit to construct or extend a development.