

14/07/2016
C177**SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ1**.**Substantial Change A****1.0****Requirements of Clause 54 and Clause 55**14/07/2016
C177

	Standard	Requirement
Minimum street setback	A3 and B6	Any new wall on a boundary should be setback at least 12 metres from the front boundary or 3 metres further than the average set back of the buildings on adjoining allotments, whichever is the lesser.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	Provision of at least one canopy tree that has the potential of reaching a minimum mature height of 8 metres. The species of canopy trees should be native, preferably indigenous.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	Walls should only be constructed on one side boundary.
Private open space	A17	A dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 35 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B28	A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building within a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace. This does not apply to apartment developments.
Front fence height	A20 and B32	Front fence height in streets in a Road Zone Category 1 or 2 should not exceed 1.8 metres and should have at least 20% transparency. A front fence within 3 metres of a street should not exceed 1.2 metres in 'other streets'.

2.0**Maximum building height requirement for a dwelling or residential building**14/10/2014
C160

None specified.

3.0

14/10/2014
C160

Application requirements

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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

4.0

14/07/2016
C177

Decision guidelines

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 vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential impact on the amenity of existing adjoining residential dwellings in the Residential Growth Zone.
- The potential impact on future development potential of adjoining residential properties in the Residential Growth Zone.
- How the proposal responds to the requirements of any relevant adopted Structure Plan or Urban Design Framework.
- Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.