

09/05/2019  
C200**SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

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

**NEIGHBOURHOOD RENEWAL AREAS****1.0**09/05/2019  
C200**Design objectives**

To encourage contemporary building design that softens the visual bulk of development by utilising architectural elements and a variety of materials, and that provides an active interface with the public realm.

Landscape plans will maximise landscaping within the front setback and throughout the site, which may include on balconies, roofs and walls.

To encourage secluded private open space and communal open space to be functional for residents through its orientation and design.

To encourage the development of housing that is accessible and adaptable.

**2.0**09/05/2019  
C200**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner, the minimum front setback: <ul style="list-style-type: none"> <li>▪ Is one metre less than the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, and</li> <li>▪ Must not be less than 3 metres.</li> </ul>
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of: <ul style="list-style-type: none"> <li>▪ 8 square metres with a minimum width of 2 metres and convenient access from a living room for 1-2 bedroom dwellings, or</li> <li>▪ 12 square metres with a minimum width of 2.4 metres and convenient access from a living room for 3 or more bedroom dwellings, or</li> </ul> A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	None specified

**3.0**09/05/2019  
C200**Maximum building height requirement for a dwelling or residential building**

None specified.

**4.0**

09/05/2019  
C200

**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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Applications for developments of two or more dwellings on a lot must include a Landscape Plan to demonstrate compliance with the relevant requirements of Clause 2.0 of this schedule.

**5.0**

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**Decision guidelines**

None specified.