

29/11/2019  
C198case

## SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**.

### AREAS ADJACENT TO ACTIVITY CENTRES, TRAIN STATIONS AND STRATEGIC BUS ROUTES

#### 1.0

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#### Design objectives

To encourage contemporary, well-articulated and designed multi-dwelling and apartment developments with smaller, well-landscaped front setbacks.

To encourage consolidation of adjoining lots to facilitate contemporary dwelling design that makes efficient use of land.

To encourage a diversity of dwelling sizes and built form outcomes.

#### 2.0

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#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 5 metres or in accordance with the table in Standard A3 or B6, whichever is the lesser.
Site coverage	A5 and B8	None specified
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	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

#### 3.0

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#### Maximum building height requirement for a dwelling or residential building

None specified.

#### 4.0

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#### Application requirements

None specified.

#### 5.0

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#### 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 which must be considered, as appropriate, by the responsible authority:

- Whether there is an opportunity for the consolidation of lots to make effective and efficient use and development of the land.
- Whether the site layout and building massing provides for the equitable and efficient development of adjoining lots.