

14/05/2015  
C209

## SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

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

### RESIDENTIAL BOULEVARDS

#### 1.0

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#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	Basements should not exceed 75% of the site area. 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

#### 2.0

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

A building used as a dwelling or residential building must not exceed a height of 13.5 metres, unless the slope of the natural ground level at any cross section wider than 8metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 14.5 metres. This does not apply to:

- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.

A lift overrun may exceed the abovementioned mandatory height requirements by no more than 1.2 metres.

In areas subject to the Special Building Overlay or the Land Subject to Inundation Overlay, the maximum building height may be exceeded by no more than the minimum additional building height required by the overlay provisions.

#### 3.0

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#### 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

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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:

- Whether the development provides for an appropriate visual transition to residential properties in the Neighbourhood Residential Zone.

**5.0**

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**Transitional provisions**

Schedule 2 to Clause 32.07 to the Residential Growth Zone does not apply to an application to construct or extend 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 approval date continue to apply.

Despite the provisions of Schedule 2 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.