

--/20--  
C198

## SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

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

### ADJACENT TO ACTIVITY CENTRES OR STRATEGIC TRANSPORT ROUTES/HUBS

1.0

#### Design objectives

--/20--  
C198

~~To encourage site layout and building massing that preserves the amenity of adjacent residential development.~~

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

To encourage new development with smaller, well-landscaped front setbacks.

To ensure new development is sympathetic and responsive to its surroundings and provides an appropriate transition to lower-scale residential areas.

To encourage consolidation of ~~adjacent adjoining~~ lots to facilitate contemporary dwelling design that makes efficient use of land. ~~minimises negative amenity affects upon surrounding land uses.~~

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

**Commented [ES1]:** Additions as recommended by Panel (tracked against exhibited version)

**Commented [ES2]:** Panel recommendation to delete (consistent with Council's position)

2.0

#### Requirements of Clause 54 and Clause 55

--/20--  
C198

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	As per A3 <u>and</u> B6 or 5 metres, whichever is the lesser.
<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	None specified
<b>Front fence height</b>	A20 and B32	None specified

3.0

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

--/20--  
C198

None specified.

4.0

#### Application requirements

--/20--  
C198

The following application requirements apply to an application for a permit under Clause 32.07~~8~~, in addition to those specified in Clause 32.07~~7~~ and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The design response must explain how the site layout and building massing has been configured to preserve the amenity of existing secluded private open space on surrounding residential development.

5.0

**Decision guidelines**

--/20-  
C198

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 the proposal is designed to respond to the objectives at part 1 of this schedule.
- Whether there is an opportunity for the consolidation of lots to make for the more effective and efficient use and development of land.
- Whether the site layout and building massing provides for the equitable and efficient development of adjoining lots.
- Whether the site layout and building massing have been configured so that the amenity of adjoining residential development is preserved. ~~Whether reasonable consideration has been given to configuring the site layout and building massing so that the amenity of adjacent residential development is preserved.~~
- Whether any off-site amenity impacts, such as noise, odours and light spillage, have been satisfactorily mitigated.

**Commented [ES3]:** Additions as recommended by Panel (tracked against exhibited version).