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 Design objectives

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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 Requirements of Clause 54, Clause 55 and Clause 57

17/04/2026
VC308

	Standard	Requirement
Minimum street setback	A2-1	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: ▪ 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, or ▪ 3 metres, whichever is the lesser. Street setback requirements for corner sites specified in the table to Standard A2 -1 continue to apply.
	B2-1	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: ▪ 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, or ▪ 3 metres, whichever is the lesser. Street setback requirements for corner sites specified in the table to Standard B2 -1 continue to apply.
	E2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
	E2-4	None specified
Private open space	A3-2	None specified
	B3-5	None specified

	Standard	Requirement
Front fences	A2-7 and B2-8	None specified
	E2-7	None specified

3.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

None specified.

4.0 Application requirements

30/06/2020
C248wsea

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 1.0 of this schedule.

5.0 Decision guidelines

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None specified.