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Proposed C184glen

SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ4**.

TRANSITION TO URBAN RENEWAL AREAS

1.0 Design objectives

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To support contemporary development that reinforces a dense urban character.

To provide for development with passive street surveillance and any fourth storey above ground level well set back.

To support development that orientates living areas towards the front and rear of the site, and minimises both living areas and upper level secluded private open spaces facing side boundaries.

To support building design that minimises the use of screening to manage overlooking and privacy.

To provide for an urban landscape setting to the front of the site to soften the built form.

2.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 3 metres.
Site coverage	A5 and B8	Site coverage should not exceed 90 per cent.
Permeability	A6 and B9	The site area covered by pervious surfaces should be at least 5 per cent.
Landscaping	B13	A minimum of one canopy tree for every 8 metres of boundary at the front. If the result is not a whole number, round up to the nearest whole number. Each canopy tree should have a minimum mature height of 7 metres.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> ▪ 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 15 square metres, a minimum dimension of 3 metres, and convenient access from a living room, or, ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or, ▪ A rooftop area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> ▪ 1.8 metres for streets in a Road Zone Category 1 ▪ 1.5 metres for all other streets.

3.0 Maximum building height requirement for a dwelling or residential building

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A building must not be constructed for use as a dwelling or a residential building that exceeds a height of 13.5 metres and four storeys.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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None specified.