

DD/MM/YYYY
Y
C120

SCHEDULE 8 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ8**

POSTCODE 3081 URBAN DESIGN FRAMEWORK LOCAL PARK AND MAIN ROAD HINTERLAND INTERFACES

1.0 Design objectives

DD/MM/YYYY
Y
C120

- To encourage mid-rise development that improves the interface and surveillance of adjacent local parks.
- To encourage mid-rise development on Waterdale Road to enhance legibility within Postcode 3081 and provide a transition to hinterland areas.
- To encourage site consolidation enabling preferred scale and dwelling form outcomes that improve housing diversity.
- To manage the built form character transition.
- To respond to the existing landscape character.

2.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Y
C120

| | Standard | Requirement |
|------------------------|-------------|----------------|
| Minimum street setback | A3 and B6 | None specified |
| 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 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Y
C120

A building used as a dwelling or a residential building must not exceed 14.5 metres in height or 4 storeys.

4.0 Application requirements

DD/MM/YYYY
Y
C120

None specified.

5.0 Decision guidelines

DD/MM/YYYY
Y
C120

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 meets the objectives of this schedule.

- Whether the height of a storey is a minimum of 3.2 metres measured from finished floor level to finished floor level above or to the ceiling at the upper most level of a building.
- Whether the building provides a basement that extends no greater than 1 metre above ground level.
- Whether the design response and land use meets the objectives and strategies of the *Postcode 3081 Urban Design Framework, 2019*.

Draft for Discussion at Panel Hearing