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SCHEDULE 5 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ5**

POSTCODE 3081 URBAN DESIGN FRAMEWORK BELL STREET

1.0 Design objectives

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- To encourage higher density, mixed use development maximising access to public transport, shops and services.
- To ensure new development creates a boulevard character along Bell Street and performs a gateway role for Postcode 3081.
- To encourage site consolidation enabling preferred scale and dwelling form outcomes that improve housing diversity.

2.0 Requirements of Clause 54 and Clause 55

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	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

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A building used as a dwelling or a residential building must not exceed 18 metres in height or 5 storeys.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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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, strategies and guidelines of the *Postcode 3081 Urban Design Framework, 2019*.

Draft for Discussion at Panel Hearing