23/04/2020
C131mona

SCHEDULE 5 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

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

256-262 HUNTINGDALE ROAD, HUNTINGDALE

1.0 Design objectives

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To facilitate housing diversity and growth in the form of unit, townhouse and apartment developments of a high quality design and finish.

To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.

To support new development that sits within an open garden setting and provides well located open space that allows for retention and planting of vegetation, including canopy trees.

To encourage development that minimises the impact on neighbouring residential interfaces by decreasing in scale towards adjoining properties and providing setbacks from adjacent secluded private open space that can accommodate the planting of screening trees.

To encourage development that contributes to a diverse and interesting streetscape, retains adequate sunlight to streets and public spaces and minimises building mass and visual bulk through landscaping and breaks and recesses in the built form.

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, small second dwelling or residential building

03/05/2024
VC255

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 14.5 metres and 4 storeys.

4.0 Application requirements

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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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services (including antennas, air conditioning units, fire fighting equipment and letterboxes).

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 development provides an appropriate transition to built form on adjoining sites.
- The robustness of proposed materials and finishes.
- How vegetation in the front setback softens the appearance of built form and contributes to the public realm.