

--/--/---  
Proposed C114hbay

## SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**.

### PRECINCT 16 WEST

#### 1.0

--/--/---  
Proposed C114hbay

#### Design objectives

To ensure development achieves site responsive architectural and urban design outcomes that provides a positive contribution to the character and amenity of the surrounding area.

To ensure acoustic attenuation measures are incorporated into the building design to protect the amenity of residents from potential noise and vibration impacts.

To ensure development incorporates residential amenity protection measures that display a high level of architectural resolution even if temporary in nature.

To ensure that building heights provide appropriate interface transitions.

To ensure that building heights consider and respond to the overshadowing effects in the site.

#### 2.0

--/--/---  
Proposed C114hbay

#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from a front street at least 3 metres. Side street setbacks as specified in the table to Standards A3 and B6 continue to apply.
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

--/--/---  
Proposed C114hbay

#### Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 22 metres and 6 storeys.

#### 4.0

--/--/---  
Proposed C114hbay

#### Application requirements

An application to use or develop land should be accompanied by the following, as appropriate, to the satisfaction of the Responsible Authority:

- A Town Planning Report that amongst other things includes an assessment of how the planning permit application is generally in accordance with the approved Development Plan.
- A Landscape Plan, detailing existing vegetation; proposed retention and removal of vegetation; new planting / landscape works; and any fencing or acoustic treatments required within the landscape areas of the site.
- A Transport Impact Assessment Report, detailing the existing and proposed transport arrangements taking into account the Access and transport Plan component of the Development Plan, clauses 52.06 and 52.34 and other relevant provisions of the scheme.

- A Sustainability Management Plan, unless the proposal relates to minor buildings and works.
- An Acoustic and Vibration Impact Report, detailing the proposed mitigation measures for the development taking into account the acoustic and vibration impacts component of the Development Plan.
- A Waste Management Plan.
- A report that outlines how the pipelines adjacent to the northern sub-precinct are responded to including details of a Pipeline Risk Assessment with relevant stakeholders.

## **5.0**

### **Decision guidelines**

--/--/----

Proposed C114hbay

None specified.