

28/05/2021  
C185dare**SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ2**.**GARDEN APARTMENT AREAS****1.0**28/05/2021  
C185dare**Design objectives**

None specified.

**2.0**28/05/2021  
C185dare**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
<b>Minimum street setback</b>	A3	None specified
	B6	<p><b>Front street setback:</b></p> <p>In accordance with B6 or 5m, (whichever is the lesser) plus an additional 2m for heights above 2 storeys (6.9m and above).</p> <p><b>Side Street setback:</b></p> <p>None specified</p>
<b>Site coverage</b>	A5	None specified
	B8	80 per cent
<b>Permeability</b>	A6	None specified
	B9	15 per cent
<b>Landscaping</b>	B13	<p>On sites with a frontage of less than 22m, a minimum of one semi-mature canopy tree within both the front and rear setbacks.</p> <p>On sites with a frontage greater than 22m, a minimum of two semi-mature canopy trees within both the front and rear setbacks.</p> <p>Where a 3m side setback is required this must include an area for deep root planting.</p> <p>A clear area of 4.5m x 4.5m is required to accommodate each semi-mature canopy tree. This may include land on an adjoining lot.</p>
<b>Side and rear setbacks</b>	A10	None specified
	B17	<p><b>Side Setbacks</b></p> <p>In accordance with B17 except as follows for sites with a frontage greater than 22m (or 16m where rear or side vehicle access is possible):</p> <ul style="list-style-type: none"> <li>▪ Within the first 25m of the site as measured from the frontage, 0m for building heights up to 2 storeys (6.9m), and 3m for heights over 2 storeys (6.9m and above); and</li> <li>▪ For the remaining length of the site, a minimum setback of 3m for building heights up to 2 storeys (6.9m) and a minimum setback of 6m for heights over 2 storeys (6.9m).</li> </ul> <p><b>Rear Setbacks</b></p> <p>Minimum setback of 3m, plus an additional 2.5m for height between 3.6m and 8.5m, plus 1m for every 1m of height over 8.5m.</p> <p>For sites with rear lane access, the setback is as above, but is measured from the opposite boundary (i.e. the setback may include the width of the laneway).</p>
<b>Walls on boundaries</b>	A11 and	None specified
	B18	On sites with a frontage greater than 22m (or 16m where rear or side vehicle access is possible), either:

## DAREBIN PLANNING SCHEME

Standard	Requirement	
	<ul style="list-style-type: none"> <li>▪ Within the first 25m of the site as measured from the frontage, 20m or</li> <li>▪ where there are existing or simultaneously constructed walls abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed wall that has been approved under these provisions;</li> </ul> <p>whichever is greater.</p> <p>On sites with a frontage less than 22m (or 16m where rear or side vehicle access is possible), the above can apply for a maximum of one side only. The maximum length of wall on boundary on the opposing side boundary is as per Standard B18.</p> <p>Within the first 25m of the site as measured from the frontage, the height of a new wall constructed on or within 200 mm of a side or rear boundary should not exceed 6.9m.</p> <p>Unless a 3m side setback is required, the height of any boundary wall beyond 25m of the site's frontage should accord with Standard B18.</p>	
<b>Private open space</b>	A17	None specified
	B28	<p>An area of 25 sqm, with a minimum dimension of 3m and convenient access from a living room, or</p> <p>A balcony of 8 sqm with a minimum width of 1.6m and convenient access from a living room, or</p> <p>A roof-top area of 10 sqm with a minimum width of 2m and convenient access from a living room.</p>
<b>Front fence height</b>	A20	None specified
	B32	A maximum of 1.5m with at least 25% visual transparency above 1.2m.

### 3.0

28/05/2021  
C185dare

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

None specified.

### 4.0

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### Application requirements

An application to construct two or more dwellings on a lot must include the following information, as appropriate, to the satisfaction of the responsible authority:

- Landscape concept design.
- Urban design context report and design response.
- Sustainability assessment.
- Acoustic assessment for development sites that adjoin a Road Zone, Category 1 (RDZ1), land in Schedule 4 to the Public Use Zone (PUZ4) or land containing non-residential uses with the potential to cause amenity impacts as a result of noise.
- Waste management plan.

### 5.0

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### Decision guidelines

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 seeks to achieve the development outcomes encouraged through the *Residential Built Form Guidelines, 2014*.
- Whether the development incorporates design measures to maximise rear setbacks from the secluded private open space of adjoining properties in the Neighbourhood and General Residential Zones.

## DAREBIN PLANNING SCHEME

- Whether the mass of the development is located towards the street frontage and provides an acceptable level of visual bulk towards the rear of the lot.
- Whether the building composition provides for a distinguishable base, middle and top and appropriate levels of design treatment to each element, while incorporating consolidated upper setbacks to avoid a tiered 'wedding' cake form.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The potential and ability to consolidate lots to create large