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Proposed C131

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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Proposed C131

- To facilitate housing diversity and growth in the form of ~~unit, townhouse and~~ apartment developments of a high quality design and finish.
- To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.
- To ensure that the height, scale and form of development respects any sensitive residential interfaces and minimises the appearance of visual bulk.

2.0 Requirements of Clause 54 and Clause 55

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Proposed C131

	Standard	Requirement
Minimum street setback	A3 and B6	Front setback – 7.6 metres Side street setback as specified in the Tables to Standard A3 and Standard B6 continue to apply.
Site coverage	A5 and B8	56% None specified
Permeability	A6 and B9	25% None specified
Landscaping	B13	Provision of at least 2 large canopy trees within each street frontage setback
Side and rear setbacks	A10 and B17	Any building should be setback a minimum of: <ul style="list-style-type: none"> • 3 metres from Berkeley Street at the point closest to Huntingdale Road, increasing to 7.6 metres at the eastern most point of the building. • 3 metres from Ross Street at the point closest to Huntingdale Road, increasing to 7.6 metres at the eastern most point of the building.
Walls on boundaries	A11 and B18	Walls should not be constructed on rear boundaries.
Private open space	A17	A dwelling should have private open space consisting of an area of 50 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres, convenient access from a living room and clear of all structures and services.
	B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> ▪ An area of 50 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres, convenient access from a living room and clear of all structures and services; or A balcony or roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. (This option is only available for apartments developments)

	Standard	Requirement
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres

3.0 Maximum building height requirement for a dwelling or residential building

--/20--
Proposed C131

A building used as a 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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Proposed C131

The following application requirements apply to an application for a permit under clause 32.078, in addition to those specified in clause 32.078 and elsewhere in the scheme:

- 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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Proposed C131

The following decision guidelines apply to an application for a permit under clause 32.078, in addition to those specified in clause 32.078 and elsewhere in the scheme:

- Whether development contributes to and enhances the garden city character of the area. Specifically, whether the proposal:
 - Provides sufficient and well located open space, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
 - Provides vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
 - Sites buildings to minimise the need to remove significant trees, and protect significant trees on the site and adjoining properties.
 - Minimises hard paving throughout the site by limiting driveway widths and lengths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
 - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.
- Whether the building retains human scale and, by the inclusion of significant breaks and recesses in building massing, is designed to avoid large block like structures dominating the streetscape.
- Whether the development uses robust and low maintenance materials and finishes that complement the neighbourhood, withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
- How the development minimises the visual and amenity impact of utility areas, such as waste and recycling areas, and services including antennas, air conditioning units, fire fighting equipment and letterboxes.
- Whether the development minimises the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.

- Whether the development will positively contribute to the development of local urban character, enhancing the overall public realm, whilst minimising detrimental impact on neighbouring properties and existing or proposed public spaces.
- Whether the building will create a diverse and interesting streetscape and skyline, that maintains adequate sunlight access to streets and primary public spaces at ground level.
- Whether the buildings create a sense of address with active, attractive, functional and pedestrian-friendly interfaces at street level.
- Whether the development incorporates design measures to maximise accessibility, safety and amenity for the occupants and visitors, including those with limited mobility, as well as providing for the safety and amenity of those using the public streets. These measures could include:
 - Legible, accessible and sheltered pedestrian entrances.
 - Ground and upper floor windows and doors facing the street.
 - Low or no front fencing.
 - The ability for cars to exit the site in a forward direction.