

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

HEIDELBERG MAJOR ACTIVITY CENTRE ~~RESIDENTIAL AREAS~~ GATEWAY - BELL STREET

1.0 Design objectives

~~None specified~~ To encourage higher density, mixed use development that maximises access to public transport, shops and services.

To ensure new development creates a consistent, landscaped boulevard character along Bell Street and presents as a gateway to the Heidelberg Major Activity Centre.

To encourage site consolidation with built form outcomes that improve housing diversity and discourage the under-development of land.

To ensure contemporary architecture and environmental sustainability in well designed buildings.

To encourage development that provides an appropriate transition between the activity centre and low scale residential areas to the north.

2.0 Requirements of Clause 54 and Clause 55

~~27/05/2019~~
~~6454bany~~ Proposed C172bany

	Standard	Requirement
Minimum street setback	A3 and B6	None specified Ground floor walls of buildings should be setback at least 3 metres from the front or side street. Walls of buildings above 11 metres should be setback at least 8 metres from the front street. Services normal to a dwelling may encroach into this setback.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified A minimum of 1 tree in the front setback and 1 tree in the rear setback both capable of reaching a mature height of 6 metres.
Side and rear setbacks	A10 and B17	None specified Land fronting Bell Street: <ul style="list-style-type: none"> Ground floor walls of buildings should be setback at least 3 metres from a side boundary. Walls of buildings above 11 metres should be setback at least 5 metres from a side boundary. Land fronting all other streets: <ul style="list-style-type: none"> Ground floor walls of buildings should be setback at least 3 metres from a side boundary. Walls of buildings above 11 metres should be setback at least 4.5 metres from a side boundary. Services normal to a dwelling may encroach into this setback.
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

~~27/05/2019~~
~~6454bany~~
~~Proposed C172bany~~
~~None specified~~
A building used as a dwelling or a residential building must not exceed a height of 16 metres.

4.0

Application requirements

27/05/2019
C154bany

None specified.

5.0

Decision guidelines

~~18/11/2022~~
~~6462bany~~
~~Proposed C172bany~~
The following decision guidelines apply to an application for a permit under ~~clause~~ Clause 32.07, in addition to those specified in ~~clause~~ Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~Whether the building height complies with the Design and Development Overlay Schedule 5.~~
- Whether ~~new~~ development ~~on land adjoining another residential zone~~ adjoining land to the north:
 - ~~Has~~ Includes a front setback ~~for new buildings~~ (including basements) that respects the predominant front setback of nearby dwellings ~~and supports the provision of landscaping.~~
 - Incorporates architectural features of a scale that are reflective of the surrounding residential built form.
 - ~~Screens services and utilities from the street~~ Retains, where possible, existing mature trees in the rear setback and incorporates canopy trees that maintain and strengthen the garden setting of the area.
- ~~Whether any proposal for a non-residential use or development responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.~~
Whether a proposal for a non-residential use or development responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.
- Whether development:
 - Articulates facades to provide visual interest and incorporates setbacks, recesses, windows and materials that respond appropriately to the surrounding residential area.
 - Is sufficiently setback to minimise visual bulk, reduce potential for direct overlooking of private open space, and allow for the planting of vegetation.
 - Utilises finishes and materials that complement the predominant palette of those in the area such as reds, creams and greys and avoids the use of bright and bold colours.
 - Minimises the visual impact of services, utilities, solar panels, air conditioning, rainwater tanks, building services, bins and storage areas through appropriate screening and siting.
 - Provides windows at ground level to maximise passive surveillance along Bell Street and side streets.
 - Provides visible pedestrian entrance points along Bell Street.
 - Includes balconies that provide passive surveillance of the public realm, including rear laneways.
 - Minimises vehicle access from Bell Street and provides vehicle access via rear laneways or side streets.
- Whether under-development of the land is avoided.