

Residential Zones

Matters of Discretion

RESZ-MD1 Height

- a. The location, design, scale and appearance of the building or structure.
- b. Adverse effects on the streetscape.
- c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
- d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

RESZ-MD2 Height in Relation to Boundary

- a. Adverse effects resulting from the bulk and dominance of built form.
- b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.
- c. The adequacy of any mitigation measures.

RESZ-MD3 Setbacks

- a. The location, design, scale and appearance of the building or structure.
- b. For road boundaries, adverse effects on the streetscape.
- c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.
- d. The adequacy of any mitigation measures.

RESZ-MD4 Coverage

- a. The location, design and appearance of buildings on the site.
- b. The visual impact of the built form on the streetscape and surrounding environment.
- c. The extent and quality of any landscaping proposed to soften the built form.
- d. The adequacy of any mitigation measures.

RESZ-MD5 Landscaping

- a. The location, design and appearance of buildings on the site.
- b. The extent and quality of the landscaping proposed to soften the built form.?
- c. The visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
- d. The adequacy of any mitigation measures.

RESZ-MD6 Outdoor Living Space

- a. The provision of landscaping, open space, and on-site amenity for residents.
- b. The adequacy of any mitigation measures.

RESZ-MD7 Minimum Outlook Space

- a. The level of on-site amenity provided for residents.
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- b. The extent of adverse effects on privacy, outlook and other amenity values for the adjoining property.
- c. The adequacy of any mitigation measures.

RESZ-MD8 Fencing

- a. The design, scale, and appearance of the fence.
- b. Adverse effects on the streetscape.
- c. The adequacy of any mitigation measures.