SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

--/--/2017

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Shown on the planning scheme map as RGZ2.

 Evans & Margaret Street precinct

1.0 Design objectives

To support the progressive redevelopment of the Evan-Margaret Streets precinct to provide opportunities for town houses, flats and apartments.

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To provide for high quality residential built form which offers diverse housing opportunities in an attractive residential environment.

To provide an excellent built form response that increases passive surveillance, positive address and activity around Bill Hudson Reserve and other public open spaces.

2.0 Requirements of Clause 54 and Clause 55

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|  | Standard | Requirement |
| --- | --- | --- |
| Minimum street setback | A3  | None specified |
| B6 | 5 metres |
| Site coverage | A5 and B8 | None specified |
| Permeability | A6 and B9 | None specified |
| Landscaping | B13 | A substantial amount of the street setback must be landscaped. |
| Side and rear setbacks | A10 | None specified |
| B17 | 3 metres |
| Walls on boundaries | A11 and B18 | None specified |
| Private open space | A17  | None specified |
| B28 | None specified |
| Front fence height | A20 |  |
| B32 | 0 metres; or2 metres where enclosing secluded private open space (not a common area) |

2.0 Maximum building height requirement for a dwelling or residential building

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16.8 metres where constructed on land greater than 2,000 square metres in area

3.0 Application requirements

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--/--/2015

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None specified

4.0 Decision guidelines

None specified