

--/2017
Proposed C207

SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**.

Evans & Margaret Street precinct

1.0 Design objectives

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

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; or 2 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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None specified

4.0 Decision guidelines

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None specified