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C131**SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ2**.**BAYSWATER AND BORONIA ACTIVITY CENTRES****1.0****Requirements of Clause 54 and Clause 55**17/03/2016  
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	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> <p>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 6 metres, whichever is the lesser.</p>
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	<p>In addition to Standard B13, landscaping consisting of a minimum of one canopy tree per 250 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).</p> <p>Each tree should be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.</p>
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>▪ an area of 40 square metres with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 25 square metres with a minimum dimension of 3 metres of secluded private open space with convenient access from a living room, or</li> <li>▪ a balcony of 15 square metres with a minimum width of 1.8 metres and convenient access from a living room, or</li> </ul>

	Standard	Requirement
		<ul style="list-style-type: none"> <li>a roof-top area of 15 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	None specified

## 2.0 **Maximum building height requirement for a dwelling or residential building**

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None specified.

## 3.0 **Application requirements**

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The following application requirements apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- For developments of five or more dwellings and for residential buildings, an application must be accompanied by a report which demonstrates how the proposal will be accessible to people with limited mobility.
- For developments of three or more dwellings and for residential buildings, an application must be accompanied by a Sustainable Design Assessment.

## 4.0 **Decision guidelines**

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None specified.