

8.8 Residential 2 Zone - Rules

Rule 8.8.1 Permitted Activities

The following activities are permitted activities provided that they comply with the relevant conditions in Rule 8.8.2 of the Residential 2 Zone:

- (i) Residential Activity at a density of not less than 300 m² of site area per residential unit provided that a single residential unit of accommodation may be erected on an existing site of any size.
- (ii) Recreational Activity provided that associated structures do not exceed 25 m² in floor area.
- (iii) Accessory buildings for permitted activities excluding structures for recreational activities in excess of 25 m². *[Amended by Variation 6, 18/10/00]*
- (v) Signs permitted in this zone are specified in the Signs Section.
- (vi) Scheduled Activities as listed in Rule 8.8.7 subject to compliance with relevant provisions of Rules 8.8.2 and 8.8.7. *[Inserted by Consent Order 16/08/02]*

Rule 8.8.2 Conditions Attaching to Permitted Activities

- (i) **Minimum Yards**
 - (a) **Front Sites**
 - (i) Front Yard 3.0 m
 - (ii) All Other Yards 1.0 m
 - (b) **Rear Sites**
 - (i) All Yards 1.0 m
- (ii) **Height Plane Angle**
63° (1 to 2 yard to height ratio).
- (iii) **Maximum Height**
9 m.
- (iv) **Maximum Site Coverage**

Front Sites	50% of site area
Rear Sites	50% of site area excluding the access strip
- (v) **Minimum Amenity Open Space**
Every residential unit shall provide at ground level an area of 35 m² of amenity open space that is capable of containing a 4.5 m diameter circle. For residential units not at ground level (ie multi-storied apartments and flats) Rule 8.6.2 shall apply. *[Amended by Variation 12,7/5/03]*
- (vi) **Separation Distances**
Development containing more than one residential unit that does not share a common wall shall be separated by a distance of no less than 2 m.

(vii) Minimum Car Parking

On-site car parking shall comply with the performance standards of Section 20 (Transportation) and shall be provided on the following basis:

(a) Residential Activity

- (i) 1 car park per residential unit up to and including 150 m² gross floor area (excluding garaging areas).
- (ii) 2 car parks per residential unit greater than 150 m² gross floor area (excluding garaging areas).
- (iii) 1 visitor car park per 5 residential units.
- (iv) 2 additional car parks for a residential unit where staff provide for between 13 and 18 residents inclusive. *[Amended by Variation 6, 18/10/00]*

(b) Recreational Activity

- (i) 1 car park per 750 m² of site area.

(viii) Loading and Access

No requirements for loading. Access requirements shall comply with the performance standards in Section 20 (Transportation).

(ix) Signs

Refer to the Signs Section.

(x) Noise, Glare, Lighting and Electrical Interference

Refer to the performance standards of the Environmental Issues Section.

(xi) Minimum Site**(a) Minimum Area**

- (i) Front Site 300 m²
- (ii) Rear Site 300 m² excluding the access strip

(b) Minimum Frontage

- (i) Front Site 3.5 m
- (ii) Rear Site where access serves up to 3 residential units 3.5 m
- (iii) Rear Site where access serves 4 or more residential units 6.0 m

(xii) Home Occupation

The area within any building used for home occupation(s) is limited to 50 m².

Rule 8.8.3 Controlled Activities

[Deleted by Variation 6, 18/10/00]

Rule 8.8.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted or controlled activity which does not comply with the conditions in Rule 8.8.2 of the Residential 2 Zone, or, for scheduled activities, the relevant conditions in the Rules 8.8.2 or 8.8.7. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply. *[Amended by Consent Order 16/08/02]*

Rule 8.8.5 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted):

- (i) Community Support Activity.
- (ii) Commercial Residential Activity.
- (iii) Structures for recreational activities with a floor area greater than 25 m².
- (iv) Accessory buildings for discretionary activities.

Rule 8.8.6 Non-Complying Activities

- (i) Forestry Activity.
- (ii) Quarrying.
- (iii) Any activity not specifically identified as permitted, controlled or discretionary by the rules in this zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the zone those activities are undertaken.

Rule 8.8.7 Scheduled Activities**8.8.7.1 Roman Catholic Schools**

- (i) St Mary's School, Mosgiel, on the site comprised of the following parcels:
 - Lot 3 DP 17757, Pt Sec 6 BLK II (CT 8D/1098)
 - Pt Lot 1 DP 17757, Pt Sec 6 BLK II (CT 13A/441)
 - Lot 2 DP 17757, Pt Sec 6 BLK II (CT 8D/1097)
- (ii) St Patricks School, on the site comprised of the following parcels:
 - Lot 12, BLK X, DP 8, Pt Sec 33 BLK VII (CT 4B/64)
 - Lots 1 & 2 DP 5224, Pt Secs 33, BLK VII (CT 4B/65)
 - Lot 1 DP 3345, Pt Sec 33, BLK VII (CT 4B/66)
 - Lot 4 DP 1988, Pt Sec 33, BLK VII (CT 4B/67)
 - Lot 1 DP 6336, Pt Sec 33, BLK VII (CT 4B/1136)
 - Lots 2 DP 6336 & Pt Lots 2 & 3 DP 3345, Pt Secs 32 & 33 BLK VII (CT 1C/456)
 - Pt Lots 1 & 3, DP 3500, Pt Secs 32 & 33 BLK VII (CT 3C/1104)

The following conditions shall apply to development at the above schools 8.8.7.1 (i) – (ii)

- (a) Minimum Yards
 - (i) Front Yard 4.5m except that the front yard may be reduced in depth to the forward most part of existing buildings on the site (excluding accessory buildings).
 - (ii) All others yards 4.5m
- (b) Height Plane Angle – 63° provided that this requirement will not apply to site boundaries facing the street.
- (c) Maximum Height – 9m
- (d) Minimum Car Parking – 1 car park per 3 additional classrooms on the site
- (e) Maximum Site Coverage – 50% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

[Inserted by Consent Order 16/08/02]