

03/03/2016
C166**SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ1**.**LIMITED CHANGE AREAS (1)****1.0 Minimum subdivision area**03/03/2016
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None specified

2.0 Permit requirement for the construction or extension of one dwelling on a lot03/03/2016
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	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	None specified

3.0 Requirements of Clause 54 and Clause 5503/03/2016
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	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50%.
Permeability	A6 and B9	30%.
Landscaping	B13	A minimum of 2 medium sized trees of 6-12 metres (at maturity) should be provided in the front setback. A minimum of 1 small to medium sized tree up to 6 metres (at maturity) should be provided in private or secluded private open space. Planting to be provided along the length of any driveway. Where new building bulk visually impacts on adjoining dwellings, a landscaped vertical screen should be provided.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres. Secluded private open space should not be located in the front setback of a dwelling or residential building and should have convenient access from a living room.
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space with a minimum area of 40 square metres and a minimum dimension of 5 metres. Secluded private open space should not be located in the front setback of a dwelling or residential building and should have convenient access from a living room.
Front fence height	A20 and B32	None specified

4.0 Number of dwellings on a lot

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None specified

5.0 Maximum building height requirement for a dwelling or residential building

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None specified

6.0 Application requirements

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The following application requirements apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- A neighbourhood and site description plan (NSD) which must show:
 - At least three sites or buildings on both sides of the proposed development, opposite and to the rear of the proposed development.
 - The built form, scale and character of the area, including front fencing (i.e. height of buildings, front and side setbacks, location and width of vehicle and pedestrian crossovers, vegetation and land topography).
 - Location of open space (i.e. degree of openness at the rear of lots).
 - Architectural and roof styles.
 - A streetscape elevation showing the proposed development in the context of three adjoining dwellings or buildings.
- A Design Response plan which must demonstrate:
 - How the proposed development responds to the characteristics identified in the neighbourhood and site description (NSD) plan and should include a written evaluation of how the features of the neighbourhood identified in the NSD influence the design.
- Demonstrate that on site water storage and detention has been considered in the design, where necessary.

7.0

Decision guidelines

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The following decision guidelines apply to an application for a permit under clause 32.09, in addition to those specified in clause 32.09 and elsewhere in the scheme:

- The extent to which the proposed building or works respects and enhances the character of the area.
- The extent to which the proposed buildings or works retain existing canopy trees and create opportunities for landscaping and adequate space for canopy tree planting.
- The layout and appearance of areas set aside for car parking, access and egress and the location of any proposed off street car parking.
- Whether garages and carports are located behind the façade of the proposed development.
- The extent to which the proposed built form respects prevailing side setbacks, where applicable.
- Whether a variation to the requirements of part 3.0 would result in a loss of on or off-site amenity.