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SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

OCEAN GROVE HILLSIDE AND COASTAL FRINGE AREA

1.0 Neighbourhood character objectives

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- To provide a balance between vegetation and built form such that development sits within a vegetated setting.
- To promote vegetated streetscapes where the vegetation acts to filter and soften the appearance of buildings and hard surface areas.
- To provide adequate space in new developments for the retention of existing significant trees wherever practicable and for the planting of new trees.

2.0 Minimum subdivision area

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None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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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 associated with a dwelling on a lot | None specified |

4.0 Requirements of Clause 54 and Clause 55

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| | Standard | Requirement |
|------------------------|-------------|---|
| Minimum street setback | A3 and B6 | None specified |
| Site coverage | A5 and B8 | 50% |
| Permeability | A6 and B9 | None specified |
| Landscaping | B13 | At least 30% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site (parent lot). |
| 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 at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace. |
| | B28 | An area of 60 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 a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace. |
| Front fence height | A20 and B32 | None specified |

5.0 **Maximum building height requirement for a dwelling or residential building**

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A building used as a dwelling or a residential building must not exceed a height of 9 metres and 3 storeys.

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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- When any of the lots being created by a subdivision are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

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 which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether the development provides for adequate landscaping opportunities.
- Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.