

08/03/2018  
C161**SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ2**.**1221 AND 1223 MOUNTAIN HIGHWAY, THE BASIN****1.0 Neighbourhood character objectives**08/03/2018  
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To ensure that residential development reflects the existing subdivision character of the area.

**2.0 Minimum subdivision area**08/03/2018  
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The minimum lot size for subdivision is 500 square metres.

**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**08/03/2018  
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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**08/03/2018  
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	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	Private open space consisting of an area of 80sqm or 20% of the area of the lot, whichever is the lesser, but not less than 60sqm. At least one part of the private open space should consist of secluded private open space with a minimum area of 40sqm and a minimum dimension of 5m at the side or rear of the dwelling with convenient access from a living room.

	Standard	Requirement
	B28	Private open space consisting of an area of 80sqm 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 60sqm with a minimum dimension of 5m of secluded private open space with convenient access from a living room.
<b>Front fence height</b>	A20 and B32	Streets in a Road Zone Category 1: 2m Other streets: 1.2m

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

- An application must be accompanied by a landscape concept plan. The plan must be drawn to scale and include the location of all buildings and works to be constructed on the land and details of all proposed landscaping, including species selection.

**7.0 Decision guidelines**

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None specified.