

15/06/2017
C100

SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ7**.

RIDDELLS CREEK RURAL BUSHLAND SE PRECINCT AND RIDDELLS CREEK RURAL BUSHLAND NW PRECINCT

1.0 Neighbourhood character objectives

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- To maintain very large lots set in a consistent pattern of very wide street frontages.
- To encourage low scale dwellings that recede visually within large front and side gardens in a bush or rural landscape setting.
- To encourage landscaping that merges with roadside vegetation or, on Plantation Road, the formal planting of mature pine trees.
- To retain very large rear yards that have a bush or rural feel due to the few built structures present.
- To support a well vegetated riparian zone along Sandy Creek.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 4,000 square metres.

3.0 Permit requirement for the construction or extension of one 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 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	15 metres unless: <ul style="list-style-type: none"> ▪ there are existing buildings on both adjoining allotments facing the front street, in which case the setback should be the average distance of the setbacks of the front walls of the existing buildings on the abutting lot, whichever is the lesser ▪ there is a dwelling on one abutting lot, in which case the setbacks can be the same as the dwelling on the abutting lot facing the front street, whichever is the lesser
Site coverage	A5 and B8	20 per cent
Permeability	A6 and B9	40 per cent
Landscaping	B13	In addition to the requirements of B13, development should provide for at least two canopy trees. At least one of those trees should be in the dwelling or residential building's front garden

	Standard	Requirement
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be setback 5 metres plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of building height over 6.9 metres
Walls on boundaries	A11 and B18	0 metres on one side boundary 0 metres on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building by at least 5 metres and the carport or garage does not abut an existing building on the neighbouring property For buildings proposed on rear boundaries, the provisions of A11 and B18 continue to apply
Private open space	A17	None specified
	B28	None specified
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 2 storeys.

6.0 Application requirements

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None specified

7.0 Decision guidelines

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None specified