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## **SCHEDULE 8 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ8**.

### **RIDDELLS CREEK GARDEN SETTING A PRECINCT, RIDDELLS CREEK GARDEN SETTING B PRECINCT AND RIDDELLS CREEK MODERN RESIDENTIAL PRECINCT**

#### **1.0**

#### **Neighbourhood character objectives**

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##### **Riddells Creek Garden Setting A Precinct**

To facilitate incremental infill development.

To retain streetscapes featuring wide verges, swale drains and informal street tree plantings.

To encourage a consistent pattern of detached dwellings that is consistent with the area's predominantly single storey scale.

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To support absent or low front fences that allows views of front gardens.

##### **Riddells Creek Garden Setting B Precinct**

To facilitate limited infill development.

To encourage dwellings that present a detached, single storey form to the street.

To maintain large lots with wide street frontages.

To encourage low scale dwellings that recede visually behind front gardens and roadside vegetation.

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To support absent or low front fences that allows views of front gardens.

##### **Riddells Creek Modern Residential Precinct**

To facilitate limited infill development.

To encourage dwellings that present a detached, single storey form to the street.

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To support absent or low front fences that allows views of front gardens.

#### **2.0**

#### **Minimum subdivision area**

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None specified

**3.0**

**Permit requirement for the construction or extension of one dwelling on a lot**

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<b>Requirement</b>	
<b>Permit requirement for the construction or extension of one dwelling on a lot</b>	None specified
<b>Permit requirement to construct or extend a front fence within 3 metres of a street on a lot</b>	None specified

**4.0**

**Requirements of Clause 54 and Clause 55**

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	<b>Standard</b>	<b>Requirement</b>
<b>Minimum street setback</b>	A3 and B6	6 metres where there is no existing building on either of the abutting lots facing the same street The distances specified in the Tables to Standards A3 and B6 apply in all other circumstances
<b>Site coverage</b>	A5 and B8	40 per cent
<b>Permeability</b>	A6 and B9	30 per cent
<b>Landscaping</b>	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
<b>Side and rear setbacks</b>	A10 and B17	A new building not on or within 200mm of a boundary should be setback 2 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
<b>Walls on boundaries</b>	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
<b>Private open space</b>	A17	An area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room
	B28	An area of 40 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 25 square metres, a minimum dimension of 5 metres and convenient access from a living room
<b>Front fence height</b>	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