

15/06/2017
C100

SCHEDULE 9 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ9**.

RIDDELLS CREEK TOWN CENTRE RESIDENTIAL PRECINCT

1.0 Neighbourhood character objectives

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To facilitate increased housing choice.

To encourage dwellings in keeping with the low-scale character of the township.

To encourage landscaped front and rear gardens with mature vegetation, including small to medium 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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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	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	30 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
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 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
Front fence height	A20 and B32	None specified

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Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 9 metres and 2 storeys.

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Application requirements

None specified

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Decision guidelines

None specified