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## SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**.

### BEACON COVE NEIGHBOURHOOD CHARACTER PRECINCTS

#### 1.0 Neighbourhood character objectives

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To ensure the form of new development reinforces the existing neighbourhood character in Beacon Cove.

To ensure new development respects the existing subdivision pattern, building orientation, staggered setbacks and the streetscape rhythm within the precinct.

To ensure new buildings and works respect the predominant heights and roof forms.

#### 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	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	500 square metres

#### 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	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	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 10 metres and 3 storeys.

**6.0 Application requirements**

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None specified

**7.0 Decision guidelines**

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None specified