

06/06/2019
C210morn**SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ1**.**CRESWELL STREET EAST, CRIB POINT****1.0**06/06/2019
C210morn**Neighbourhood character objectives**

To promote the preferred future character of the township as a low density country town on the coast with a low profile built form where housing is set within the landscape and canopy trees are retained and re-established.

To ensure the design of subdivision and housing is responsive to the environment, landform, site conditions and character of Crib Point's residential areas.

To ensure that the height, scale and siting of new development has proper regard for the established streetscape and development pattern.

To encourage building materials, forms, textures and colours that are compatible with the landscape setting.

To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets and properties.

2.006/06/2019
C210morn**Minimum subdivision area**

The minimum lot size for subdivision is 650 square metres.

3.006/06/2019
C210morn**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	650 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	650 square metres

4.006/06/2019
C210morn**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	Where there is an existing building on both the abutting allotments facing the same street, and the site is not a corner the front setback should be no less than the average setback of dwellings on adjoining lots or 7.5 metres, whichever is greater. Where there is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner, the front setback should be the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 7.5 metres, whichever is the greater. The setback from a Road Zone should be 10 metres or more. The setback from any side road boundary should be 3 metres or more.
Site coverage	A5 and B8	35%
Permeability	A6 and B9	60%
Landscaping	B13	Buildings and works should be sited and designed to:

Standard	Requirement
	<ul style="list-style-type: none"> ▪ Retain large, established native trees and understorey. ▪ Incorporate space for the planting of substantial vegetation (with footings located outside of the root zone). ▪ Have boundary setbacks and open space sufficient to enable: <ul style="list-style-type: none"> - the retention of any significant existing vegetation. - the planting of one substantial tree in both the front setbacks and in the backyard.
Side and rear setbacks	A10 and B17 None specified
Walls on boundaries	A11 and B18 None specified
Private open space	A17 Private open space should be provided with at least 90 square metres of private open space, with a minimum dimension of 5 metres.
	B28 An area of 90 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, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32 Fencing along a street frontage should have a maximum height of 1.5 metres. Any fencing that is 3 metres or more from a road should have a height of less than 1.8 metres.

5.0

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Maximum building height requirement for a dwelling or residential building

None specified.

6.0

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Application requirements

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:

- A landscape plan that includes substantial native trees and shrubs consistent with the composition of vegetation in the area.
- Before the construction or carrying out of buildings or works in association with a sensitive use commences, a soil assessment must be carried out to ascertain soil conditions prior to any development commencing.

7.0

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Decision guidelines

Where decision guidelines are specified insert “The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

- The effect on the preferred character of Crib Point.
- Whether any loss of amenity will result from a variation to the requirements of Clause 54 and 55 in this schedule.
- Whether it would be impractical to apply a requirement to a lot.