

14/11/2013
C175

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

LIMITED CHANGE AREAS

1.0 Minimum subdivision area

14/11/2013
C175

None specified.

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

14/11/2013
C175

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.

3.0 Requirements of Clause 54 and Clause 55

14/11/2013
C175

Standard	Requirement
Minimum street setback	A3 and B6 None specified
Site coverage	A5 and B8 Up to a maximum of 50%
Permeability	A6 and B9 Minimum of 40%
Landscaping	B13 70% of ground level front setback planted with substantial landscaping and canopy trees
Side and rear setbacks	A10 and B17 Minimum of 2 metres where opposite a secluded private open space area or a living room window with a high amenity outlook on a neighbouring development. Otherwise as per A10 & B17
Walls on boundaries	A11 and B18 None specified
Private open space	A17 An area of ground level open space as per the A17 80 sq m or 20% requirement, with a minimum of 40 sq m of secluded private open space at the side or rear of the dwelling having a minimum dimension of 5 metres and convenient access from a living room.
	B28 An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room.

		Standard	Requirement
Front height	fence	A20 and B32	Maximum 1.5 metre height in streets in Road Zone Category 1 1.2 metre maximum height for other streets

4.0 Number of dwellings on a lot

14/11/2013
C175

None specified.

5.0 Maximum building height requirement for a dwelling or residential building

14/11/2013
C175

A building used as a dwelling or a residential building must not exceed a height of 9 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 10 metres.

6.0 Application requirements

14/11/2013
C175

None specified.

7.0 Decision guidelines

14/11/2013
C175

None specified.