

13/11/2014
C300

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**

URBAN PRESERVATION AREAS

1.0 Minimum subdivision area

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300 square metres

2.0 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

3.0 Requirements of Clause 54 and Clause 55

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C300

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 One canopy tree per dwelling.
Side and rear setbacks	A10 and B17 None specified
Walls on boundaries	A11 and B18 None specified
Private open space	A17 An area of 60 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 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B28 An area of 60 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 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
Front fence height	A20 and B32 None specified

4.0 Number of dwellings on a lot

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None specified

5.0 Maximum building height requirement for a dwelling or residential building

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C300

None specified

6.0 Application requirements

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Subdivision

When any of the lots being created are between 300-500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the construction of the dwellings.

7.0 Decision guidelines

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None specified

8.0 Transitional provisions

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Schedule 2 to clause 32.09 Neighbourhood Residential Zone does not apply to an application to subdivide land made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme.

Despite the provisions of Schedule 2 to clause 32.09, these do not apply to an application under section 69 of the Act to extend a permit to subdivide land.