

13/07/2017
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SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

INFORMAL BUSH SUBURBAN AREAS

1.0 Minimum subdivision area

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None specified.

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

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	The front of a garage, carport and/or outbuilding should be set back at least 10 metres from the front boundary or 1 metre further that the average set back of the buildings on adjoining allotments, whichever is the lesser.
Site coverage	A5 and B8	Maximum 40%
Permeability	A6 and B9	Minimum 40%
Landscaping	B13	Provision of at least two canopy trees per dwelling that have the potential of reaching a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous.
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be set back 2 metres from the side boundary, plus 0.6 metres for every metre over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
Walls on boundaries	A11 and B18	Walls should only be constructed on one side boundary.
Private open space	A17	A dwelling should have private open space consisting of 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 35 square metres and a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.

	Standard	Requirement
	B28	A dwelling or residential building should have private open space consisting of an area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building within a minimum area of 35 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	A front fence within 3 metres of a street should not exceed 1 metre in 'other streets'. Front fence height in streets in a Road Zone Category 1 or 2 should not exceed 1.8 metres.

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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None specified.

6.0 Application requirements

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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:

- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

7.0 Decision guidelines

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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:

- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.
- Development should provide for the retention and/or planting of trees, where these are part of the character of the neighbourhood.