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Proposed C125

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

CREEK ABUTTAL AREAS

1.0 Neighbourhood character objectives

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Proposed C125

- To ensure development is consistent with the desired future character statement for the area as set out in Clause 22.01-4.
- To provide for lower scale residential development comprising a mix of single dwellings and dual occupancies with simple, pitched rooflines and articulated features.
- To emphasise the visual dominance of landscaping, particularly along the interfaces with the creek corridors.
- To ensure new development transitions down in scale towards the creeks, respecting and reinforcing the natural topography.
- To respect and enhance the existing character and functions of the open spaces along the creek corridors.

2.0 Minimum subdivision area

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Proposed C125

The minimum lot size for subdivision is 300 square metres.

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

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Proposed C125

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	None specified

4.0 Requirements of Clause 54 and Clause 55

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Proposed C125

Standard	Requirement
Minimum street setback	A3 and B6 Front setback – 7.6 metres. Garages or carports including those attached to the dwelling should be setback at least 1 metre from the front facade of the dwelling. Where a new development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Site coverage	A5 and B8 40%
Permeability	A6 and B9 40%

	Standard	Requirement
Landscaping	B13	Provision and/or the retention of at least one canopy tree plus 1 canopy tree per 5 metres of site width – to reach a mature height at least equal to the height of the proposed development. The species of canopy trees should be native, preferably indigenous. Development should provide for the retention and/or planting of trees as well as mid level canopy vegetation throughout the property.
Side and rear setbacks	A10 and B17	Side setbacks – None specified Rear setback A minimum 7 metre setback.
Walls on boundaries	A11 and B18	A wall on a side boundary should not exceed 6.5 metres plus 25% of the remaining length of the boundary of an adjoining lot or where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. Walls should not be constructed on rear boundaries.
Private open space	A17 and B28	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> • An area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres, convenient access from a living room and clear of all structures and services; or • A balcony or roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. (This option is only available for apartment developments)
Front fence height	A20 and B32	A front fence within 3 metres of a street fronting a Road Zone, Category 1 should not exceed 1.2 metres, and 0.6m when fronting all other streets.

5.0 Maximum building height requirement for a dwelling or residential building

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Proposed C125

None specified.

6.0 Application requirements

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Proposed C125

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
 - Responds and enhances the ‘creek interface’.
 - Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.

- Proposes new canopy trees and other vegetation that will enhance the landscape character of the creek environs particularly within the front, side and rear setbacks, along driveways and walkways, and within private open space areas.
- Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.
- Provides the location and details of all fencing and external lighting.
- Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
- Contains details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.
- Identifies measures to maintain landscaping, including weed control, pruning, mulching and irrigation systems.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services (including antennas, air conditioning units, bin storage and letterboxes).

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Decision guidelines

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Proposed C125

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:

- The preferred character statement contained in any applicable neighbourhood character study or housing study.
- Whether development contributes to ‘buildings in bushland setting’ which is the preferred character for the creek interface areas. Specifically, whether the proposal:
 - Provides sufficient and well located open space, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
 - Provides vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
 - Sites buildings to minimise the need to remove significant trees, and protect significant trees on the site and adjoining properties.
 - Provides sufficient setbacks of built form and provision of vegetation along any boundary abutting a creekland reserve (including a side boundary).
 - Minimises hard paving throughout the site by limiting driveway widths and lengths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
 - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.
 - In the instance of two unit developments, breaks up the appearance of building mass through the provision of space for trees and vegetation between dwellings on the same site.
- Whether the built form complements the landscape setting by including the following features:
 - A built form that is sufficiently recessed and articulated, as viewed from the creek reservation and neighbouring properties, to reduce visual bulk and ensure the vegetation provides the more dominant element as viewed from the creekland reserve, the street and adjoining properties.

- Housing that visually recedes into a continuous backdrop of canopy trees, avoiding dominant upper storeys and tall roof forms, resulting in visually intrusive built form and large, blank walls
- The use of robust and low maintenance materials and finishes that blend with, rather than contrast with, the surrounding natural environment, will withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
- Appropriate side and rear boundary fencing, in terms of heights and material choices.
- How vehicle crossovers are located and minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether the building retains human scale and, by the inclusion of significant breaks and recesses in building massing, is designed to avoid large block like structures dominating the streetscape.
- How the development minimises the visual and amenity impact of utility areas, such as waste and recycling areas, and services including antennas, air conditioning units, fire fighting equipment and letterboxes.
- Whether the development minimises the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
- Whether the development incorporates design measures to maximise accessibility, safety and amenity for the occupants and visitors, including those with limited mobility, as well as providing for the safety and amenity of those using the public streets. These measures could include:
 - Legible, accessible and sheltered pedestrian entrances.
 - Ground and upper floor windows and doors facing the street.
 - Low or no front fencing.
 - The ability for cars to exit the site in forwards direction.
- Where the dimensions of an irregular shaped or corner lot make it difficult to meet side and rear setback standards, variation to these standards will be considered where the development proposal demonstrates that it contributes to 'garden city' character. Specifically, whether the variation or reduction in setback allows the development to:
 - Provide sufficient and well located open space elsewhere on the site, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
 - Retain or plant vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
 - Minimise the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
 - Establish setbacks that are appropriate taking into account the shape of the lot and the setbacks of adjoining properties.