02/05/2024
C203king

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

INCREMENTAL CHANGE - COASTAL SUBURBAN 1

1.0 Neighbourhood character objectives

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To use a mix of building materials and finishes that complement the coastal setting and minimise visual intrusion into the coastal landscape.

To reduce visual bulk by incorporating articulated facades, recessing the second floor level of buildings and providing visual breaks between buildings.

To retain established coastal indigenous vegetation and plant new coastal indigenous vegetation to soften development and improve the interface with foreshore areas.

To minimise the visual dominance of driveways, basement entries, garages and carports, by integrating within buildings and using porous surface materials for driveways and footpaths.

2.0 Minimum subdivision area

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None specified.

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	A front fence within 3 metres of a street should not exceed: ▪ 2 metres for streets in a Transport Zone 2; ▪ 1.2 metres for other streets

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

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A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 11 metres and 2 storeys.

5.0 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing all existing vegetation, any vegetation proposed to be removed, and distances between existing vegetation and new development.

- Plans showing all proposed landscaping including trees, vegetation, species and mature height.

6.0 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 which must be considered, as appropriate, by the responsible authority:

- Whether there is an opportunity to retain existing vegetation.
- Whether the location of site services, infrastructure and building footings would impact on tree retention.
- Whether there is sufficient volume of soil appropriate to the species to support the health of the tree.
- Where a tree planting requirement is specified for private open space, and the space is in a rear or front setback, regard should be given to the capacity of the space to accommodate multiple trees, and whether one tree would be sufficient.