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Proposed C131hbay

SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ6.

GARDEN SUBURBAN AND GARDEN COURT AREAS, ALTONA AND WILLIAMSTOWN

1.0 Neighbourhood character objectives

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To support visual separation between dwellings.

To provide front gardens that are visible from the street.

To provide front and rear setbacks to accommodate permeable areas with canopy trees and landscaping.

To support garages and carports set back behind the dwelling façade.

2.0 Minimum subdivision area

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None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a 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 associated with a dwelling on a lot	500 square metres

4.0 Requirements of Clause 54 and Clause 55

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	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	Provide garden beds along accessways. Provide canopy trees with a minimum mature height of 6 metres in the following locations: <ul style="list-style-type: none"> At least 2 trees in the side or rear setback, including at least 1 tree within the secluded private open space of each dwelling On lots with a frontage of 20 metres or less, at least 2 trees in the street setback On lots with a frontage greater than 20 metres, at least 3 trees in the street setback.
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be set back 4 metres from a rear boundary. Side setbacks in accordance with Standards A10 and B17 continue to apply.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling should have private open space consisting of:

HOBSONS BAY PLANNING SCHEME

Standard	Requirement
	<ul style="list-style-type: none"> ▪ An area of 80 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 60 square metres, a minimum dimension of 4 metres and convenient access from a living room.
B28	<p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ 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 4 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	<p>A20 and B32</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ 1.5 metres in a Road Zone, Category 1. ▪ 1.2 metres in other streets.

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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None specified.

7.0 **Decision guidelines**

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None specified.