

	Standard	Structure Plan NC Study	Neighbourhood Character Profiles	C99 Clause 21.13-2 & NRZ1 / NRZ8 zone schedule
		Large Lot	NRZ1 / NRZ8 : Large Lot	(D) = default
55		Objectives/Future Direction	Preferred Future Character:	Clause 21.13-2 Objective 11:
56		<ul style="list-style-type: none"> To retain existing building scale to streets to retain the character of the area. To respectfully respond to existing materials used in built forms. To strengthen the garden setting of dwellings. To maintain the landscape setting. Utilise a palette of materials already present in streetscape with preference for natural materials. Any redevelopment should be considered as part of a precinct-wide initiative. 	<ul style="list-style-type: none"> The precinct will maintain its characteristic pattern of large lots with wide frontages and substantial setbacks around dwellings. Detached, low rise dwellings will largely recede within extensive gardens with minimal or rural-style fencing allowing front gardens to merge with the road reserve. Canopy coverage of indigenous and exotic trees will increase over time. 	<p>To facilitate <u>limited infill</u> development that achieves the precinct's future preferred character which comprises:</p> <ul style="list-style-type: none"> Large allotments with wide frontages. Detached, low rise dwellings with large front and rear gardens with enhanced canopy cover. Open front gardens that merge into the nature strip.
57	Lot Size	Larger than 3,000m ²	Generally 4,000—5,000m² <u>2000m² in the northern parts of the precinct. Generally 1200m² in the southeast of the precinct.</u>	NRZ1 2,000 / 4,000m² ** <u>NRZ8 1,200m² (response to Sub 50)</u> ** exhibited with both 2,000 and 4,000m ² minimum lot size
58	Lot width – existing		Existing: <ul style="list-style-type: none"> 30-40m is standard. 	
59	Permit – one dwelling or extension on a lot			NRZ1 / NRZ8 : None specified
60	Front Fences - Permit to construct within 3m of street			NRZ1 / NRZ8 : None specified
61	No. of dwellings on lot			NRZ1 / NRZ8 : None specified
62	Front Setback	Existing: N/A Future: 9m* * Any redevelopment should be considered as part of a precinct-wide initiative.	Existing: <ul style="list-style-type: none"> Mostly 10 – 30m, with average of 20m. 	NRZ1 / NRZ8 : 15m buildings both sides only Default all other including vacant both sides.
63	Site Coverage		Existing: <ul style="list-style-type: none"> Generally less than 20%. 	NRZ1: 20% NRZ8: 30% (D=60%)
64	Permeability			NRZ1 / NRZ8 : 40% (D=20%)

	Standard	Structure Plan NC Study	Neighbourhood Character Profiles	C99 Clause 21.13-2 & NRZ1 / NRZ8 zone schedule
		Large Lot	NRZ1 / NRZ8 : Large Lot	(D) = default
65	Landscaping / Vegetation	<i>Existing:</i> <ul style="list-style-type: none"> Front yards: varies <i>Future:</i> <ul style="list-style-type: none"> Front yards: At least 1 canopy tree per front yard. 	<i>Existing:</i> <ul style="list-style-type: none"> Garden vegetation variable – sparse landscaping in some places, extensive native or exotic gardens in others. 	NRZ1 / NRZ8 : 2 canopy trees, at least 1 in front (Multi-Dwelling only).
66	Side & Rear Setbacks	<i>Existing:</i> N/A <i>Future:</i> Min 2m.* * Any redevelopment should be considered as part of a precinct-wide initiative.	<i>Existing:</i> <ul style="list-style-type: none"> Side: generally 5-20m, with less than 3m rare 	NRZ1 / NRZ8 : New building not on or within 200mm of a boundary: 5m (D=1m)
67	Walls on Boundary			NRZ1 / NRZ8 : 0m / 0m unless garage/car port 5m behind dwelling front wall (D=10m & 25%)
68	Private Open Space			NRZ1 / NRZ8 : Default 3m minimum dimension (D=3m)
69	Front Fences - height	<i>Existing:</i> <ul style="list-style-type: none"> Predominantly with no front fence. <i>Future:</i> <ul style="list-style-type: none"> Preference for no front fence. 	<i>Existing:</i> <ul style="list-style-type: none"> Absent or post and wire. Vegetation often used instead – low hedging in some locations, tall screening cypress windbreaks in others. 	NRZ1 / NRZ8 : None specified Clause 21.13-2: Avoid or not more than 1.2m and post and wire
70	Height	<i>Existing:</i> Generally 1 storey. <i>Future:</i> 1-2 storeys, upper set back further * * Any redevelopment should be considered as part of a precinct-wide initiative.		NRZ1 / NRZ8 : 8m Zone Default
71	Rooves	<i>Existing:</i> Low pitched. <i>Future:</i> Low pitched.	<i>Existing:</i> <ul style="list-style-type: none"> Pitched, tile or corrugated steel (Colourbond). 	
72	Building Materials	<i>Existing:</i> <ul style="list-style-type: none"> Predominantly brickwork with some w'board. 	<i>Existing:</i> <ul style="list-style-type: none"> Commonly brick or rendered brick 	
73	Streetscape	<i>Existing:</i> <ul style="list-style-type: none"> Minimal street tree planting <i>Future:</i> <ul style="list-style-type: none"> Consider street-tree planting scheme in conjunction with any significant precinct-wide redevelopment initiative. 	<i>Existing:</i> <ul style="list-style-type: none"> Minimal planting in road reserve. 	

Blue underlined – Post-exhibition change (added)

Red strikethrough – Post-exhibition change (deleted)

Yellow highlight: Issues