

Single dwelling on a lot

Amendment C219morn will protect traditional backyard character of the peninsula and promote more usable areas for landscaping in single dwelling developments, even is a planning permit is not required as a design may choose to avoid report and consent.

The development of single dwellings on a lot 500sqm or greater zoned GRZ1 or NRZ with no overlays do not require planning permits.

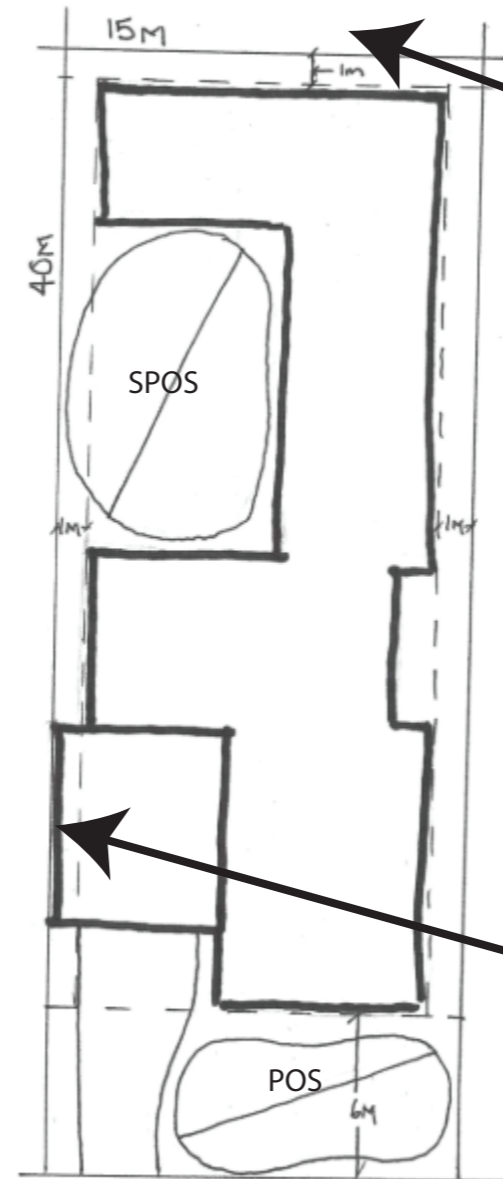
If the design seeks to vary the ResCode standards report and consent needs to be applied for and approved by the Municipal building surveyor.

As part of the report and consent process abutting neighbours are notified for comment before a decision is made.

See the planing and building permit flow chart for details.

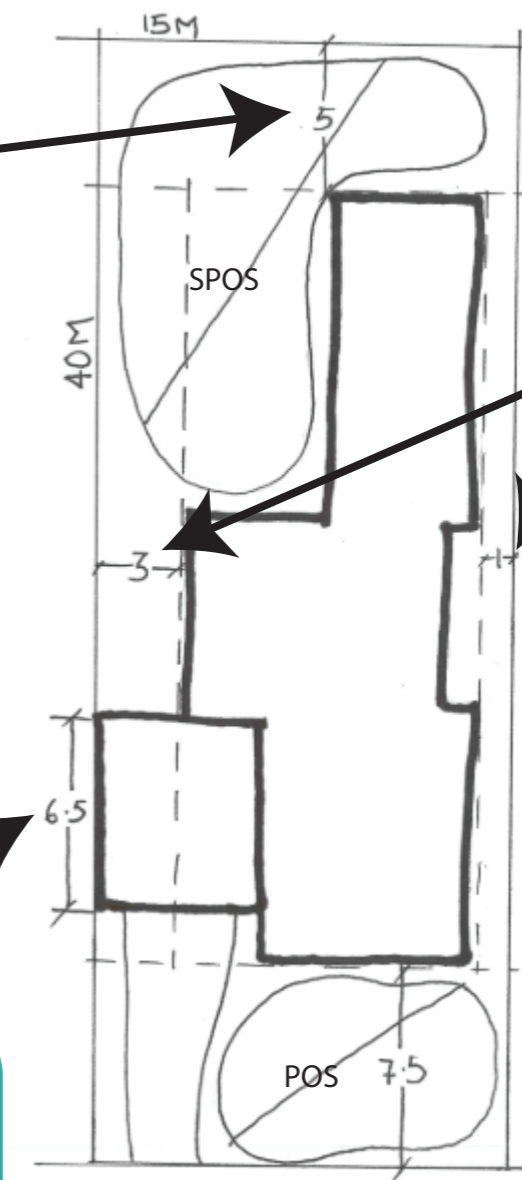
The following are sketches of built from that would avoid report and consent currently and post C219morn.

Currently in the GRZ1:



Report and consent from councils building department would be required to build within 5m of a rear boundary.

After C219morn in the NRZ3:



C219morn NRZ's do not change the wall on boundary Res Code standards. Therefore a wall on boundary of 10m +25% of the remaining wall on boundary is allowed. These sketches show a standard garage length of wall on the boundary.

Whether a reduced side setback from one side boundary is appropriate having regard to the building rhythm within the streetscape.

While this decision guide line will not prevent a development requiring report and consent for a variation to the increased setbacks required by the NRZ it is a good indication that a variation on 1 side will be supported