

**PROPOSED AMENDMENTS TO EXHIBITED
DRAFT LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2012**

PLANNING PROPOSAL

ITEM 2

**Clause 4.3A – Landscaped Area for Residential Development in
Zone R1**

Part 1 – Objectives or Intended Outcomes

On the 21st May 2013 Council resolved (C2012/13) to endorse the changes required to the exhibited *Draft Leichhardt Local Environmental Plan 2012* and initiate the plan making process (Planning Proposal) for the proposed amendments to Clause 4.3A – Landscaped Area for Residential Development in Zone R1.

This planning proposal seeks to amend the exhibited landscaped area control – Clause 4.3A – Landscaped Area for Residential Development in Zone R1, of the *Draft Leichhardt Local Environmental Plan 2012*.

The intended outcomes of the amendments are:

- To ensure that the landscape area control is a more accurate translation of Council's existing landscape area control – Clause 19(3) from *Leichhardt Local Environmental Plan 2000*; and
- To ensure that the municipality retains existing landscaped corridors, canopy and urban amenity.

Part 2 – Explanation of the Provisions

The exhibited *Draft Leichhardt Local Environmental Plan 2012*, Clause 4.3A is detailed as follows:

Clause 4.3A - Landscaped Area for Residential Development in Zone R1

- (1) *The objectives of this clause are as follows:*
- (a) *to provide landscaped areas that are suitable for substantial tree planting and of a size and location suitable for the use and enjoyment of residents,*
 - (b) *to maintain and encourage a landscaped corridor between adjoining properties,*
 - (c) *to ensure that development promotes the desired future character of the neighbourhood,*
 - (d) *to encourage ecological sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground flow of water.*
- (2) *The minimum landscaped area for residential development in Zone R1 must not be less than 10% of the site area.*
- (3) *The minimum dimension of landscaped area for residential development in Zone R1 is 1 metre.*

The planning proposal seeks to amend Clause 4.3A to read as follows:

Clause 4.3A - Landscaped Area for Residential Development in Zone R1

- (1) *The objectives of this clause are as follows:*
- (a) *to provide landscaped areas that are suitable for tree planting of a size and location suitable for the use and enjoyment of residents,*
 - (b) *to maintain and promote landscaped corridors,*
 - (c) *to ensure that development promotes the desired future character of the neighbourhood, and*
 - (d) *to encourage ecological sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground flow of water.*

Clause 4.3A - Landscaped Area for Residential Development in Zone R1

- (2) *The minimum landscaped area for residential development in Zone R1 must not be less than:*
(a) *30% of the site for lots up to but not greater than 235sqm;*
(b) *40% of the site for lots 236sqm and greater.*
- (3) *Notwithstanding subclause 2, up to but not greater than 50% of the required landscaped area may be pathways, patios, decks, pergolas, awnings, terrace, pools and the like but is not to be a carport or hard stand area for the parking of motor vehicles.*
- (4) *The minimum dimension of landscaped area for residential development in Zone R1 is 1 metre.*

Part 3 – Justification

Section A – Need for planning proposal

Q1. Is the planning proposal a result of any strategic study or report?

This planning proposal is not a result of any strategic study or report. The planning proposal has been prepared in response to feedback from the public exhibition and internal review of the *Draft Leichhardt Local Environmental Plan 2012*.

The *Draft Leichhardt Local Environmental Plan 2012* is primarily a “translation” of the existing *Leichhardt Local Environmental Plan 2000*. This means wherever practicable, existing zones and controls are matched with an equivalent provision under the Standard Instrument.

A review of the exhibited controls (and definitions) has revealed that in practice, the landscaped area control (Clause 4.3A) and site coverage control (Clause 4.3B) within *Draft Leichhardt Local Environmental Plan 2012* do not deliver the same outcome as Council’s current landscape area control Clause 19(3) of *Leichhardt Local Environmental Plan 2000*.

The review has shown the following:

- The definition of “site coverage” permits significantly more building/structures (such as fully roofed decks, verandahs and terraces, carports, pergolas and the like) on a site – whilst meeting the exhibited landscaped area control.
- This would allow for increased numbers of structures on a site, and a potential reduction of open “landscaped area” on a site.
- The structures noted above are not considered to be included within the calculation of “site coverage” because the definition excludes them. However, they will **not** be “landscaped area”.

In effect, under the current *Draft Leichhardt Local Environmental Plan 2012* a site of 250sqm could have built and roofed structures over 90% of its area leaving only 25sqm of grassy space (and this scattered about the site), and achieve compliance.

Fundamentally the constraints imposed by virtue of the standard instrument definition of “site coverage” does not amount to a direct translation of Council’s current landscaped area control. The proposed 10% requirement (Clause 4.3A as exhibited) would not be sufficient to achieve the underlying objectives of the control and would result in substantial loss of landscaped corridors, canopy and urban amenity.

To offset this situation, it is proposed that the control be modified to incorporate a staged approach – based on lot size. This will ensure that the objective and integrity of the current provision is maintained.

The changes involved in this planning proposal to Clause 4.3A are required before the final plan is made.

For further information refer to **Appendix A – Landscaped Area Workings.**

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The proposal involves an amendment to the exhibited *Draft Leichhardt Local Environmental Plan 2012*. The proposed amendment the *Draft Leichhardt Local Environmental Plan 2012* is considered to be of significance and therefore requires re-exhibition and community consultation. The planning proposal is the best way of achieving the proposed changes to the plan and ensuring the community is notified of these changes.

Section B – Relationship to strategic planning framework.

Q3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The planning proposal is consistent with the State Government’s current Metropolitan Plan for Sydney to 2036, the Draft Metropolitan Strategy for Sydney 2031 (currently on exhibition) and the Inner West Draft Subregional Strategy. The following actions and objectives outlined in the tables below are of particular relevance.

Metropolitan Plan for Sydney to 2036 (current)
Objective
G6 – to protect Sydney’s unique diversity of plants and animals
G7 – To improve Sydney’s air quality

Draft Metropolitan Strategy for Sydney 2031 (currently on exhibition)
Objective
21 – Improve air quality
20 – Minimise the impacts of climate change in local communities
23 – Protect, enhance and rehabilitate our biodiversity

Inner West Draft Subregional Strategy
Action
E2.2 – Protect Sydney’s unique diversity of plants and animals
E2.3 – Improve Sydney’s air quality
G1.2 – Improve local planning and assessment

Q4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with the following objectives within Council's Community Strategic Plan 'Leichhardt 2020+' and 'Draft Leichhardt 2025+'.

Leichhardt 2020+
• 1.1 – Develop and implement an integrated community planning framework; • 3.1 – Our town plan and place plans optimise the potential of our area through integrating the built and natural environment with a vision of how we want to live as a community and how areas should develop to meet future needs. • 3.2 – Develop a clear, consistent and equitable planning framework and process that enables people to develop our area according to a shared vision for the community. • 4.1 – Develop our commitment & capacity to consistently support environmental sustainability. • 4.2 – Minimise our impacts on the environment. • 4.3 – Protect, restore and enhance our natural environment and native biodiversity within our urban context. • 5.1 – Develop integrated planning to promote thriving and diverse businesses that build on the demands and characteristics of local communities. • 5.2 – Develop accessible and environmentally sustainable businesses that help to build local communities and reduce our dependence on private cars. • 5.4 – Plan for business & employment growth that allows greater opportunities for our residents to work locally. • 6.1 – Apply our values to deliver transparent, consistent, efficient and effective participative processes.
Draft Leichhardt 2025+
<i>Place where we live and work</i>
• Our town plan and place plans optimise the potential of our area through integrating the built and natural environment with a vision of how we want to live as a community and how areas should develop to meet future needs. • A clear, consistent and equitable planning framework and process is provided that enables people to develop our area according to a shared vision for the community. • An integrated planning process is promoted to make planning easier for the community and to establish a service that people want to use.
<i>A Sustainable Environment</i>
• Our commitment capacity to consistently support environmental sustainability is developed.
<i>Business in the Community</i>
• Places are created that attract and connect people. • The new economy is embraced. • Economic assets are protected and leveraged.
<i>Sustainable Service and Assets</i>
• Transparent, consistent, efficient and effective participative processes are delivered.

Q5. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with the applicable State Environmental Planning Policies see table below.

Consideration of State Environmental Planning Policies (SEPPs)

SEPP Title	Applicable	Consistent
1. Development Standards	No	N/A
4. Development without Consent and Miscellaneous Complying Development	No	N/A
6. Number of Storeys in a Building	No	N/A
14. Coastal Wetlands	No	N/A
15. Rural Landsharing Communities	No	N/A
19. Bushland in Urban Areas	No	N/A
21. Caravan Parks	No	N/A
22. Shops and Commercial Premises	No	N/A
26. Littoral Rainforests	No	N/A
29. Western Sydney Recreation Area	No	N/A
30. Intensive Agriculture	No	N/A
32. Urban Consolidation (Redevelopment of Urban Land)	No	N/A
33. Hazardous and Offensive Development	No	N/A
36. Manufactured Home Estates	No	N/A
39. Spit Island Bird Habitat	No	N/A
41. Casino Entertainment Complex	No	N/A
44. Koala Habitat Protection	No	N/A
47. Moore Park Showground	No	N/A
50. Canal Estate Development	No	N/A
52. Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A
53. Metropolitan Residential Development	No	N/A
55. Remediation of Land	No	N/A
59. Central Western Sydney Regional Open Space and Residential	No	N/A
60. Exempt and Complying Development	No	N/A
62. Sustainable Aquaculture	No	N/A
64. Advertising and Signage	No	N/A
65. Design Quality of Residential Flat Development	No	N/A
70. Affordable Housing (Revised Schemes)	No	N/A
71. Coastal Protection	No	N/A
SEPP Affordable Rental Housing 2009	No	N/A
SEPP Building Sustainability Index: BASIX 2004	No	N/A
Exempt and Complying Development Codes) 2008	No	N/A
Housing for Seniors or People with a Disability 2004	No	N/A
SEPP Infrastructure 2007	No	N/A
SEPP Kosciuszko National Park – Alpine Resorts 2007	No	N/A
SEPP Major Development 2005	No	N/A
SEPP Mining, Petroleum Production and Extractive Industries 2007	No	N/A
SEPP Penrith Lakes Scheme 1989	No	N/A
SEPP Rural Lands 2008	No	N/A
SEPP Sydney Region Growth Centres 2006	No	N/A
SEPP Temporary Structures 2007	No	N/A

SEPP Title	Applicable	Consistent
SEPP Urban Renewal 2010	No	N/A
SEPP Western Sydney Employment Area 2009	No	N/A
SEPP Western Sydney Parklands 2009	No	N/A

Consideration of deemed State Environmental Planning Policies (SEPPs) (former Regional Environmental Plans (REPs))

REP Title	Applicable	Consistent
8. Central Coast Plateau Areas	No	N/A
9. Extractive Industry (No 2—1995)	No	N/A
16. Walsh Bay	No	N/A
18. Public Transport Corridors	No	N/A
19. Rouse Hill Development Area	No	N/A
20. Hawkesbury-Nepean River (No 2—1997)	No	N/A
24. Homebush Bay Area	No	N/A
25. Orchard Hills	No	N/A
26. City West	No	N/A
28. Parramatta	No	N/A
30. St Marys	No	N/A
33. Cooks Cove	No	N/A
SREP Sydney Harbour Catchment 2005	No	N/A

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?

The planning proposal is consistent with the applicable Ministerial Directions (s.117 Directions) see table below.

s.117 Direction Title	Applicable	Consistent	Comments
1. Employment & Resources			
1.1 Business and Industrial Zones	Yes	Yes	It is considered that there is no change to existing policy.
1.2 Rural Zones	No	NA	
1.3 Mining, Petroleum Production and Extractive Industries	No	NA	
1.4 Oyster Aquaculture	No	NA	
1.5. Rural lands	No	NA	
2. Environment & Heritage			
2.1 Environment Protection Zones	No	N/A	
2.2 Coastal protection	No	N/A	
2.3 Heritage Conservation	Yes	Yes	It is considered that there is no change to existing policy.
2.4 Recreation Vehicle Areas	No	N/A	
3. Housing Infrastructure & Urban Development			
3.1 Residential Zones	Yes	Yes	It is considered that there is no change to existing policy.
3.2 Caravan Parks and Manufactured Home Estates	No	N/A	
3.3 Home Occupations	No	N/A	

s.117 Direction Title	Applicable	Consistent	Comments
3.4 Integrating Land Use & Transport	No	N/A	
3.5 Development near licensed aerodromes	No	N/A	
3.6 Shooting Ranges	No	N/A	
4.Hazard & Risk			
4.1 Acid Sulphate Soils	No	N/A	
4.2 Mine Subsidence and Unstable land	No	N/A	
4.3 Flood Prone Land	No	N/A	
4.4 Planning for Bush Fire Protection	No	N/A	
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	
5.2 Sydney Drinking Water Catchments	No	N/A	
5.3 Farmland of State and Regional Significant on the NSW Far North Coast	No	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	Consistent with the terms of this direction.
6.2 Reserving Land for Public Purposes	No	N/A	
6.3 Site Specific Provisions	Yes	Yes	It is considered that there is no change to existing policy.
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Yes	Yes	Consistent with the terms of this direction see Q3.

Section C – Environmental, social and economic impact

Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats. Should it be discovered through community consultation, or by another means, that species, populations, communities or habitats may be adversely affected, this will be taken into consideration and the planning proposal will be modified if necessary.

Q8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Given the nature of the proposal (administrative changes to ensure the controls contained within the new Standard Instrument Local Environmental Plan reflect existing controls within the *Leichhardt Local Environmental Plan 2000*) it is not anticipated that there will be any adverse environmental effects.

Q9. *How has the planning proposal adequately addressed any social and economic effects?*

Given the nature of the proposal it is not expected that the proposal will have any adverse social or economic effects.

Section D – State and Commonwealth interests

Q10. *Is there adequate public infrastructure for the planning proposal?*

Given the nature of the proposal (administrative changes to ensure the controls contained within the new Standard Instrument Local Environmental Plan reflect existing controls within the *Leichhardt Local Environmental Plan 2000*) the above question is not considered relevant.

Q11. *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?*

Consultation was carried as part of the exhibition of the *Draft Leichhardt Local Environmental Plan 2012*. This section of the planning proposal is completed following the gateway determination which identifies which State and Commonwealth Public Authorities are to be consulted.

Part 4 – Mapping

Table 1: The proposed changes to Clause 4.3A within Draft Leichhardt Local Environmental Plan (LEP) 2012

Clause	Draft LEP 2012 (Exhibited) Standard Instrument, Standard instrument direction and Council included	Proposed Change Deleted wording New wording
4.3A	Landscaped Area for residential development in Zone R1 [local]	
	(1) The objectives of this clause are as follows: (a) to provide landscaped areas that are suitable for substantial tree planting and of a size and location suitable for the use and enjoyment of residents, (b) to maintain and encourage a landscaped corridor between adjoining properties, (c) to ensure that development promotes the desired future character of the neighbourhood, (d) to encourage ecological sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground flow of water. (2) The minimum landscaped area for residential development in Zone R1 must not be less than 10% of the site area. (3) The minimum dimension of landscaped area for residential development in Zone R1 is 1 metre.	(1) The objectives of this clause are as follows: (a) to provide landscaped areas that are suitable for substantial tree planting and of a size and location suitable for the use and enjoyment of residents, (b) to maintain and encourage promote a landscaped corridors between adjoining properties (c) to ensure that development promotes the desired future character of the neighbourhood, (d) to encourage ecological sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground flow of water. (2) The minimum landscaped area for residential development in Zone R1 must not be less than 10% 20% of the site area The minimum landscaped area for residential development in Zone R1 must not be less than: (a) 30% of the site for lots up to but not greater than 235sqm; (b) 40% of the site for lots 236sqm and greater. (3) Notwithstanding subclause 2, up to but not greater than 50% of the required landscaped area may be pathways, patios, decks, pergolas, awnings, terrace, pools and the like but is not to be a carport or hard stand area for the parking of motor vehicles. (4) The minimum dimension of landscaped area for residential development in Zone R1 is 1 metre.

Part 5 – Community Consultation

This component of the planning proposal is considered to be low impact, in that:

- it is consistent with the pattern of surrounding land uses,
- it is consistent with the strategic planning framework,
- presents no issues with regards to infrastructure servicing,
- is not a principle Local Environmental Plan, and
- does not reclassify public land.

It is outlined in “*A guide to preparing local environmental plans*” that community consultation for a low impact planning proposal is usually 14 days. However, it is Councils preference that the planning proposal be exhibited for a minimum of 28 days.

Part 6 – Project Timeline

Anticipated Project Timeline	Proposed Date (s)
Commencement date (date of Gateway determination)	21 June 2013
Timeframe for the completion of required technical information	Not required
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	To be determined
Commencement and completion dates for public exhibition period	Minimum 28 Days
Dates for public hearing (if required)	To be determined post exhibition
Timeframe for consideration of submissions	August 2013
Timeframe for the consideration of a proposal post exhibition	September 2013
Date of submission to the department to finalise the Local Environmental Plan	October 2013

APPENDIX A

Landscaped Area Workings

1. Local Environmental Plan 2000 – Current Landscaped Area Controls

Landscaped Area Objectives (Cl. 17 (a) & (b))

- to provide development standards to ensure that the density and landscaped areas of new housing are complimentary to and compatible with the style, orientation and pattern of surrounding buildings, works and landscaping and to take into account the suite of controls in Leichhardt Development Control Plan 2000 to achieve the desired future character,
- to provide landscaped areas that are suitable for substantial tree planting and of a size and location suitable for the use and enjoyment of residents,

Landscaped Area Controls (Cl.19(3))

- (3) Except where the development is carried out in accordance with clause 23 (1):
- (a) the minimum landscaped area for residential development is 40% of the site area, and
 - (b) 25% of the landscaped area required under paragraph (a):
 - (i) is to be on natural or unpaved ground that is not overhung by or on top of any structure, and
 - (ii) is to be permeable, and
 - (iii) is to be appropriate for substantial deep planting.

Landscaped Area Definition

Landscaped area means the part of a site area at ground level:

- (a) not occupied by any building above or below ground, and
- (b) not overhung by part of a building with a clearance of less than 2.4 metres, and used for recreation, lawns, gardens and substantial planting. It does not include balconies, driveways and parking areas, but includes decks where they have a direct connection to ground level and are no higher than 500 millimetres above ground level.

2. Exhibited Landscaped Area and Site Coverage Controls for Draft Leichhardt Local Environmental Plan 2012

Clause 4.3A – Landscaped Area for residential development in Zone R1

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide landscaped areas that are suitable for substantial tree planting and of a size and location suitable for the use and enjoyment of residents,*
 - (b) *to maintain and encourage a landscaped corridor between adjoining properties,*
 - (c) *to ensure that development promotes the desired future character of the neighbourhood,*
 - (d) *to encourage ecological sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground flow of water.*
- (2) *The minimum landscaped area for residential development in Zone R1 must not be less than 10% of the site area.*
- (3) *The minimum dimension of landscaped area for residential development in Zone R1 is 1 metre.*

Clause 4.3B – Site Coverage for residential development in Zone R1

(1) The objectives of this clause are as follows:

- (a) to ensure that development promotes the desired future character of the neighbourhood,*
- (b) to control site density,*
- (c) to encourage ecological sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground flow of water,*
- (d) to limit the building footprint so as to ensure adequate provision is made for landscaped area and private open space.*

(2) The maximum site coverage for residential development in Zone R1 must not be more than 60% of the site area.

Landscaped Area Definition (Standard Instrument)

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Site Coverage Definition (Standard Instrument)

site coverage means the proportion of a site area covered by buildings.

However, the following are not included for the purpose of calculating site coverage:

- (a) any basement,*
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,*
- (c) any eaves,*
- (d) unenclosed balconies, decks, pergolas and the like.*

3. Impact of new definitions for landscaped area in Standard Instrument

A review of the exhibited controls (and definitions) has revealed that in practice, the landscaped area control (Clause 4.3A) and site coverage control (Clause 4.3B) within *Draft Local Environmental Plan 2012* do not deliver the same outcome as Council's current landscape area control Clause 19(3) of *Local Environmental Plan 2000*.

Council's review has shown that:

- The definition of "site coverage" permits significantly more building/structures (such as fully roofed decks, verandahs and terraces, carports, pergolas and the like) on a site (whilst meeting the exhibited landscaped area control - i.e. 10%).
- The combination of the controls would allow for increased numbers of structures on a site, and a potential reduction of open "landscaped area" on a site.
- The structures noted above could not be considered to be included within the calculation of "site coverage" because the definition excludes them. However, they would **not** be "landscaped area".

In effect, under the current *Draft Leichardt Local Environmental Plan 2012* a site of 250sqm could have built and roofed structures over 90% of its area leaving only 25sqm of grassy space (and this scattered about the site), and achieve compliance.

Fundamentally the constraints imposed by virtue of the standard instrument definition of “site coverage” does not amount to a direct translation of Council’s current landscaped area control. The proposed 10% requirement (Clause 4.3A as exhibited) would not be sufficient to achieve the underlying objectives of the control and would result in substantial loss of landscaped corridors, canopy and urban amenity.

To offset this situation, it is proposed that the control be modified to incorporate a staged approach – based on lot size. This will ensure that the objective and integrity of the current provision is maintained.

The changes involved in this planning proposal to Clause 4.3A are required before the final plan is made.

4. Proposed Landscaped Area Control for Draft Local Environmental Plan (via Planning Proposal)

Clause 4.3A - Landscaped Area for Residential Development in Zone R1

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide landscaped areas that are suitable for tree planting of a size and location suitable for the use and enjoyment of residents,*
 - (b) *to maintain and promote landscaped corridors,*
 - (c) *to ensure that development promotes the desired future character of the neighbourhood, and*
 - (d) *to encourage ecological sustainable development by maximising retention and absorption of surface drainage water on site and minimising obstruction to the underground flow of water.*
- (2) *The minimum landscaped area for residential development in Zone R1 must not be less than:*
 - (a) *30% of the site for lots up to but not greater than 235sqm;*
 - (b) *40% of the site for lots 236sqm and greater.*
- (3) *Notwithstanding subclause 2, up to but not greater than 50% of the required landscaped area may be pathways, patios, decks, pergolas, awnings, terrace, pools and the like but is not to be a carport or hard stand area for the parking of motor vehicles.*
- (4) *The minimum dimension of landscaped area for residential development in Zone R1 is 1 metre.*