

15/11/2018
C79

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**.

MINIMAL RESIDENTIAL GROWTH AREAS (PARTS OF DARLEY ONLY)

1.0 Neighbourhood character objectives

15/11/2018
C79

To maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To encourage new development to be sympathetic to the existing landscape.

To encourage an increase in landscaping within the public and private realm.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0 Minimum subdivision area

15/11/2018
C79

The minimum lot size for subdivision is 700 square metres.

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

15/11/2018
C79

| | Requirement |
|---|----------------|
| Permit requirement for the construction or extension of one dwelling on a lot | None specified |
| Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot | None specified |

4.0 Requirements of Clause 54 and Clause 55

15/11/2018
C79

| | 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 | None specified |
| Side and rear setbacks | A10 and B17 | None specified |
| Walls on boundaries | A11 and B18 | 0 metres |
| Private open space | A17 | None specified |
| | B28 | None specified |
| Front fence height | A20 and B32 | 1.2 metres |

5.0 Maximum building height requirement for a dwelling or residential building

15/11/2018
C79

None specified.

6.0 Application requirements

15/11/2018
C79

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:

- A Landscape Plan.

7.0 Decision guidelines

15/11/2018
C79

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 adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.