

15/11/2018
C79

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

MINIMAL RESIDENTIAL GROWTH AREA - LERDERBERG STREET, BACCHUS MARSH

1.0 Neighbourhood character objectives

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

To encourage new development to retain generous front setbacks with minimal or low scale front fencing.

To encourage new development to be of a modest scale and complement existing built form.

To encourage landscaping that compliments the existing environment through the use of native and non-native plantings.

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

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 500 square metres.

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	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

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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	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

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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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

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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.