

13/6/2014
C134

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

LEAST CHANGE AREAS FOOTHILLS AND RURAL TOWNSHIPS

1.0 Minimum subdivision area

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None specified

2.0 Permit requirement for the construction or extension of one dwelling on a lot

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Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres or less
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	None specified

3.0 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
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Number of dwellings on a lot

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The number of dwellings on a lot must not exceed one.

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:

- Any application for multi-unit development must be accompanied by an application for subdivision.

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:

- The development or subdivision is of a scale and size consistent with the unique character and special features of the rural townships and foothills areas.
- Subdivision and development should be less dense than that which occurs within the General Residential Zone or the Neighbourhood Residential Zone Schedules 1 and 2.
- Subdivision and development should minimise site coverage and maintains natural and established vegetation cover.