

26/10/2017
C229

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

LOW SCALE, LOW DENSITY RESIDENTIAL AREAS

1.0

26/10/2017
C229

Neighbourhood character objectives

To maintain the detached, one to two storey scale and spacious, suburban character of the area.

To protect and enhance the area's 'leafy' feel and the garden setting of dwellings.

To maintain the fine grain rhythm of streetscapes and to enhance the landscape character of the area.

2.0

26/10/2017
C229

Minimum subdivision area

None specified.

3.0

26/10/2017
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Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	500 square metres

4.0

26/10/2017
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Requirements of Clause 54 and Clause 55

	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

5.0

26/10/2017
C229

Maximum building height requirement for a dwelling or residential building

None specified.

6.0

26/10/2017
C229

Application requirements

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 written assessment against the *Boroondara Neighbourhood Character Precinct Statements 2013 (or as amended and adopted by Council from time to time)* that demonstrates:

- How the development responds to the preferred character statement in the relevant precinct statement.
- How the development responds to the design guidelines contained in the relevant precinct statement.
- How the development positively contributes to achieving the preferred character statement for the relevant precinct.
- A landscape plan which:
 - Responds to the landscape characteristics of the relevant precinct.
 - Identifies, retains and protects significant vegetation that contributes to the character of the precinct.
 - Proposes new canopy trees and other vegetation that will enhance the prevailing landscape characteristic of the precinct.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

7.0

26/10/2017
C229

Decision guidelines

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:

- The preferred character statement and design guidelines contained in the *Boroondara Neighbourhood Character Precinct Statements 2013 (or as amended and adopted by Council from time to time)*.