

21/11/2019
C105latr**SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ2**.**BUSH GARDEN NEIGHBOURHOOD****1.0**21/11/2019
C105latr**Neighbourhood character objectives**

To conserve and enhance the character of the bush garden setting by ensuring the built form does not visually dominate the area.

To retain the spacious character of the area through generous front and side setbacks that support new and existing canopy trees.

To ensure that building siting and massing respond to the topography of the area and that hard surfaces occupy a low proportion of the site area.

To ensure new development uses muted tones that blend with the environment.

To encourage no or low open style front fences.

2.021/11/2019
C105latr**Minimum subdivision area**

The minimum lot size for subdivision is 900 square metres.

3.021/11/2019
C105latr**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	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	Permit required where fence is proposed to be constructed over 1.2 metres in height

4.021/11/2019
C105latr**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	7.5 metres Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	30 percent
Permeability	A6 and B9	50 percent
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 2 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified

	Standard	Requirement
	B28	None specified
Front fence height	A20 and B32	1.2 metres

5.0

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Maximum building height requirement for a dwelling or residential building

None specified.

6.0

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Application requirements

None specified.

7.0

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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:

- Whether the new development reinforces a wide streetscape and bush garden character of the area.
- Whether the development provides for the retention and/or planting of trees, where these are part of the neighbourhood character.
- Whether adequate space is provided within the front setback for landscaping.
- Where an increased side setback is provided on one side boundary, the side setback on a second side boundary may be reduced.