

21/11/2019
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SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

LIFESTYLE SUBURBAN

1.0

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Neighbourhood character objectives

To maintain the open spacious setting of dwellings within large gardens containing substantial trees and shrubs in a semi-rural setting.

To retain deep front setbacks and long driveways.

To retain substantial side setbacks, and landscaping within setback areas.

To ensure buildings and hard surfaces occupy a low proportion of the site area.

To encourage no or low open style front fences.

2.0

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Minimum subdivision area

The minimum lot size for subdivision is 1500 square metres.

3.0

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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	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

4.0

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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	One canopy tree in front setback
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 3 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
	B28	None specified

	Standard	Requirement
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 spacious suburban character of the area.
- Whether the development provides for the retention and/or planting of trees, where these are part of the character of the neighbourhood.
- Where an increased side setback is provided on one side boundary, the side setback on the second side boundary may be reduced.