

15/08/2019
C132maro

SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ6**.

RUSKIN PARK

1.0

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Neighbourhood character objectives

To ensure that vegetation and canopy trees remain the dominant visual feature of the skyline by maintaining and increasing the vegetation cover, particularly large canopy trees.

To ensure that there is a balance between the provision of vegetation and built form, by requiring an adequate amount of permeable land for planting and sustaining vegetation.

To enhance visual links from Ruskin Park to the heavily vegetated Dandenong Ranges.

2.0

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Minimum subdivision area

None specified.

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	None specified

4.0

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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	A new building not on or within 200mm of a boundary should be set back from: Side boundaries 1.2 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. Rear boundaries 5 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.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	A dwelling or residential building should have private open space consisting of: <ul style="list-style-type: none"> An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres,

MAROONDAH PLANNING SCHEME

	Standard	Requirement
		a minimum dimension of 5 metres and convenient access from a living room.
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	<p>A front fence within 3 metres of a street should not exceed:</p> <p>Street in a Road Zone Category 1 1.2 metres</p> <p>Other streets 0.9 metres</p>

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

None specified.