

15/11/2018
C79

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**.

MINIMAL RESIDENTIAL GROWTH AREA – BACCHUS MARSH

1.0

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Neighbourhood character objectives

To maintain an open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and generous setbacks around the dwellings.

To encourage built form to occupy a low proportion of the lot which will allow for openness, landscaping and vegetation to dominate.

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To discourage front fencing or where front fencing is proposed to ensure it is of a low scale.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0

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Minimum subdivision area

The minimum lot size for subdivision is 1200 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	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	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	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

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 Landscape Plan.

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 adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.