03/03/2016
C166

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2** .

LIMITED CHANGE AREAS (2)

1.0 Neighbourhood character objectives

08/07/2021
C211brim

None specified

2.0 Minimum subdivision area

08/07/2021
C211brim

None specified.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

The maximum height of a building used for the purpose of a dwelling, small second dwelling or residential building must not exceed 12 metres.

5.0 Application requirements

26/04/2024
VC252

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 neighbourhood and site description plan (NSD) which must show, as appropriate:
  - The built form, scale and character of the area, including front fencing (i.e. height of buildings, front and side setbacks, location and width of vehicle and pedestrian crossovers, vegetation, land topography etc).
  - Location of open space (i.e. degree of openness at the rear of lots).
  - Architectural and roof styles.
  - At least three sites or buildings on both sides of the proposed development, opposite and to the rear of the proposed development.
  - A streetscape elevation showing the proposed development in the context of three adjoining dwellings or buildings on each side.
- A Design Response plan which must demonstrate, as appropriate:

  - How the proposed development responds to the characteristics identified in the neighbourhood and site description (NSD) plan and should include a written evaluation of how the features of the neighbourhood identified in the NSD influence the design.

- Demonstrate that on site water storage and detention has been considered in the design, where necessary.

6.0 Decision guidelines

26/04/2024
VC252

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 extent to which the proposed building or works respects and enhances the character of the area.
- The extent to which the proposed buildings or works retain existing canopy trees and create new opportunities for landscaping and adequate space for canopy tree planting.
- The layout and appearance of areas set aside for car parking, access and egress, loading and the location of any proposed off street car parking.
- Whether garages and carports are located behind the façade of the proposed development.
- The extent to which the proposed built form respects prevailing side setbacks, where applicable.
- Whether a variation to the requirements of part 3.0 would result in an unacceptable loss of on or off-site amenity.