17/11/2023
C269gben

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1** .

SETTLEMENT INTERFACE

1.0 Neighbourhood character objectives

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To provide detached dwellings set back from the settlement interface with generous side setbacks.

To support development that provides landscaping in a managed garden setting.

2.0 Minimum subdivision area

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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

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

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:

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- Whether detached dwellings are adequately set back from the settlement interface and potential bushfire hazards.
- Whether the side setbacks of detached dwellings will minimise open space for fuel sources and provide an adequate separation between dwellings.
- Whether development provides landscaping in a managed garden setting.