24/02/2022
C131hbay

SCHEDULE 8 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ8** .

WATERFRONT SUBURBAN AREAS

1.0 Neighbourhood character objectives

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To maintain the majority of front setbacks as permeable garden landscape visible from the street.

To support development and landscaping that responds to the characteristics of the coastal location.

To support development that incorporates elements that contribute to a lightness of structure, such as balconies, verandas or light transparent balustrading.

To use building materials and finishes that complement the natural coastal setting.

To set car parking structures behind the front walls of dwellings and minimise basement car parking.

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	A front fence within 3 metres of a street should not exceed: ▪ 1.5 metres in a Transport Zone 2. ▪ 1.2 metres in other streets.

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

None specified.