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SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ7** .

Norvel Estate

1.0 Neighbourhood character objectives

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- To support a diversity of housing stock typology consisting of detached dwellings, villa units and townhouses.
- To ensure a green and leafy identity through visual dominance of landscaping along street alignment.
- To provide vegetated front setbacks with no front fencing or the use of low, visually permeable front boundary treatments which enhance the spaciousness and strong avenue planting of the streetscapes.
- To maximise the opportunities to create high quality landscaping through minimal paving and the use of permeable ground surfaces.

2.0 Minimum subdivision area

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None specified.

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3	Context: The site is on a corner. Minimum setback from a side street: Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 1.5 metres, whichever is the lesser. All other minimum setbacks from front streets and side streets as specified in the Table to Standard A3 continue to apply.
	B2-1	Context: The site is on a corner Minimum setback from a side street: Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 1.5 metres, whichever is the lesser. All other minimum setbacks from front streets and side streets as specified in the Table to Standard B2-1 continue to apply.
Site coverage	A5	None specified.
	B2-5	None specified.
Permeability	A6	None specified.
Side and rear setbacks	A10	None specified.
Walls on boundaries	A11	None specified.

	Standard	Requirement
Private open space	A17	None specified.
	B3-5	None specified.
Front fence height	A20 and B2-8	Other streets: 1.2 metres

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

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None specified.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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- 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 the layout and appearance of areas set aside for car parking storage, including garages and carports, are sensitively designed and sited to not dominate the streetscape by locating them behind the line of the dwellings or in the rear yard.
- How vehicle crossovers are located and minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether the built form and development complements the landscape setting by:
  - minimising hard paving throughout the site including by limiting driveway widths and lengths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
  - maximising planting opportunities adjacent to the street by reducing the impact of hard paving and building encroachment within the front setback.
- Whether the development accommodates landscaping opportunities within front setbacks for the planting of small and medium indigenous canopy trees.