21/11/2019
C105latr

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

BUSH GARDEN NEIGHBOURHOOD

1.0 Neighbourhood character objectives

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To conserve and enhance the character of the bush garden setting by ensuring the built form does not visually dominate the area.

To retain the spacious character of the area through generous front and side setbacks that support new and existing canopy trees.

To ensure that building siting and massing respond to the topography of the area and that hard surfaces occupy a low proportion of the site area.

To ensure new development uses muted tones that complements the surrounding environment and landscape.

To encourage no or low open style front fences.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 900 square metres.

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	1.2 metres

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

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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 new development reinforces a wide streetscape and bush garden character of the area.

- Whether the development provides for the retention and/or planting of trees, where these are part of the neighbourhood character.
- Whether adequate space is provided within the front setback for landscaping.
- Where an increased side setback is provided on one side boundary, the side setback on a second side boundary may be reduced.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.