15/06/2017
C100

SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

RIDDELLS CREEK RURAL BUSHLAND SE PRECINCT AND RIDDELLS CREEK RURAL BUSHLAND NW PRECINCT

1.0 Neighbourhood character objectives

15/06/2017
C100

To maintain very large lots set in a consistent pattern of very wide street frontages.

To encourage low scale dwellings that recede visually within large front and side gardens in a bush or rural landscape setting.

To encourage landscaping that merges with roadside vegetation or, on Plantation Road, the formal planting of mature pine trees.

To retain very large rear yards that have a bush or rural feel due to the few built structures present.

To support a well vegetated riparian zone along Sandy Creek.

2.0 Minimum subdivision area

15/06/2017
C100

The minimum lot size for subdivision is 4,000 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	None specified

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

03/05/2024
VC255

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 9 metres and 2 storeys.

5.0 Application requirements

03/05/2024
VC255

None specified.

6.0 Decision guidelines

03/05/2024
VC255

None specified.