15/06/2017
C100

SCHEDULE 8 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

RIDDELLS CREEK GARDEN SETTING A PRECINCT, RIDDELLS CREEK GARDEN SETTING B PRECINCT AND RIDDELLS CREEK MODERN RESIDENTIAL PRECINCT

1.0
15/06/2017
C100

Neighbourhood character objectives

Riddells Creek Garden Setting A Precinct

To facilitate incremental infill development.

To retain streetscapes featuring wide verges, swale drains and informal street tree plantings.

To encourage a consistent pattern of detached dwellings that is consistent with the area's predominantly single storey scale.

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To support absent or low front fences that allows views of front gardens.

Riddells Creek Garden Setting B Precinct

To facilitate limited infill development.

To encourage dwellings that present a detached, single storey form to the street.

To maintain large lots with wide street frontages.

To encourage low scale dwellings that recede visually behind front gardens and roadside vegetation.

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To support absent or low front fences that allows views of front gardens.

Riddells Creek Modern Residential Precinct

To facilitate limited infill development.

To encourage dwellings that present a detached, single storey form to the street.

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To support absent or low front fences that allows views of front gardens.

2.0
10/09/2021
C131macr

Minimum subdivision area

None specified.

3.0
08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified

	Standard	Requirement
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.