19/04/2018
C125(Part 1)

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

CREEK ABUTTAL AREAS

1.0 Neighbourhood character objectives

19/04/2018
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To emphasise the visual dominance of landscaping, particularly along the interfaces with the creek corridors.

To ensure new development transitions down in scale towards the creeks, respecting and reinforcing the natural topography.

To respect and enhance the existing character and functions of the open spaces along the creek corridors.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 300 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	Streets in a Transport Zone 2 – 1.2 metres Other streets – 0.6 metres

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

03/05/2024
VC255

None specified.

5.0 Application requirements

03/05/2024
VC255

The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan prepared by a landscape architect or a suitably qualified landscape designer, drawn to scale and dimensioned which:
  - Responds and enhances the ‘creek interface’.
  - Identifies, retains and protects significant vegetation on the site and significant vegetation on adjoining properties in proximity to the development which contributes to the character of the area, including the identification of tree protection zones.

  - Proposes new canopy trees and other vegetation that will enhance the landscape character of the creek environs particularly within the front, side and rear setbacks, along driveways and walkways, and within private open space areas.
  - Provides a schedule of all proposed trees, shrubs and ground covers including the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material.
  - Provides the location and details of all fencing and external lighting.
  - Identifies the extent of any cut and fill, embankments or retaining walls associated with the landscape treatment of the site.
  - Contains details of all proposed surface materials including pathways, patios or decked areas and measures to reduce stormwater runoff such as porous paving, swales and infiltration, ponding areas and grey water reuse.
  - Identifies measures to maintain landscaping, including weed control, pruning, mulching and irrigation systems.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

6.0 Decision guidelines

03/05/2024
VC255

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 development contributes to 'buildings in bushland setting' which is the preferred character for the creek interface areas. Specifically, whether the proposal:
  - Provides sufficient and well located open space, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas.
  - Provides vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
  - Sites buildings to minimise the need to remove significant trees, and protect significant trees on the site and adjoining properties.
  - Provides sufficient setbacks of built form and provision of vegetation along any boundary abutting a creekland reserve (including a side boundary).
  - Minimises hard paving throughout the site by limiting driveway widths and lengths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
  - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.
  - Breaks up the appearance of building mass through the provision of space for trees and vegetation between dwellings on the same site.
- Whether the built form complements the landscape setting by including the following features:
  - A built form that is sufficiently recessed and articulated, as viewed from the creek reservation and neighbouring properties, to reduce visual bulk and ensure the vegetation provides the more dominant element as viewed from the creekland reserve, the street and adjoining properties.

  - Housing that visually recedes into a continuous backdrop of canopy trees, avoiding dominant upper storeys and tall roof forms, resulting in visually intrusive built form and large, blank walls
  - The use of robust and low maintenance materials and finishes that blend with, rather than contrast with, the surrounding natural environment, will withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
  - Appropriate side and rear boundary fencing, in terms of heights and material choices.
- How vehicle crossovers are located and minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether the building retains human scale and, by the inclusion of significant breaks and recesses in building massing, is designed to avoid large block like structures dominating the streetscape.
- Where the dimensions of an irregular shaped or corner lot make it difficult to meet side and rear setback standards, variation to these standards will be considered where the development proposal demonstrates that it contributes to 'garden city' character. Specifically, whether the variation or reduction in setback allows the development to:
  - Provide sufficient and well located open space elsewhere on the site, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas.
  - Retain or plant vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
  - Minimise the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
  - Establish setbacks that are appropriate taking into account the shape of the lot and the setbacks of adjoining properties.