06/06/2019
C210morn

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1** .

Creswell Street East, Crib Point

1.0 Neighbourhood character objectives

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To promote the preferred future character of the township as a low density country town on the coast with a low profile built form where housing is set within the landscape and canopy trees are retained and re-established.

To ensure the design of subdivision and housing is responsive to the environment, landform, site conditions and character of Crib Point's residential areas.

To ensure that the height, scale and siting of new development has proper regard for the established streetscape and development pattern.

To encourage building materials, forms, textures and colours that are compatible with the landscape setting.

To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets and properties.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 650 square metres.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

		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	Fencing along a street frontage should have a maximum height of 1.5 metres. Any fencing that is 3 metres or more from a road should have a height of less than 1.8 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 that includes substanital native trees and shrubs consistent with the composition of vegetation in the area.
- Before the construction or carrying out of buildings or works in association with a sensitive use commences, a soil assessment must be carried out to ascertain soil conditions prior to any development commencing.

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:

- The effect on the preferred character of Crib Point.
- Whether any loss of amenity will result from a variation to the requirements of Clause 54 and 55 in this schedule.
- Whether it would be impractical to apply a requirement to a lot.