25/07/2019
C106well

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

RESIDENTIAL DEVELOPMENT SOUTH OF STEVENS STREET, SALE

1.0 Neighbourhood character objectives

25/07/2019
C106well

None specified.

2.0 Minimum subdivision area

23/12/2020
GC172

None specified

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	Walls of buildings are set back from the front street 5 metres. Side street setback requirements specified in the table to Standard A2-1 continue to apply.
	B2-1	Walls of buildings are set back from the front street 5 metres. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
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 metre

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

None specified.

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 impact of the development on the environment, landscape values and character of Stevens Street and the Ramsar wetlands.
- The height of buildings to ensure that they retain an inconspicuous profile and do not dominate the landscape.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level building forms that follow the natural slope of the land and reduce the need for site excavation or filling.