21/12/2017
GC76

# SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4.**

# CLOVERLEA ESTATE (FORMER CHIRNSIDE PARK GOLF COURSE SITE)

## 1.0 Neighbourhood character objectives

21/12/2017
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None specified.

## 2.0 Minimum subdivision area

21/12/2017
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None specified.

## 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

The maximum building height of a dwelling, small second dwelling or residential building must not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height must not exceed 10 metres.

This does not apply to:

- An extension of an existing dwelling, small second dwelling or residential building that exceeds the specified building height provided the extension does not exceed the existing building height.
- A dwelling, small second dwelling or residential building which exceeds the specified building height for which a valid planning or building permit was in effect prior to the introduction of this provision.

## 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:

- Development respects existing residential character and responds to the attributes of the established neighbourhood.
- Development adds to the diversity of the existing housing stock.
- Consideration of the geographic constraints of a location with preference to infill development where people can easily access community services and transportation facilities.