

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

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None specified.

2.0 Minimum subdivision area

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None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

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Standard	Requirement
Minimum street setback	A3 and B6 None specified
Site coverage	A5 and B8 None specified
Permeability	A6 and B9 None specified
Landscaping	B13 None specified
Side and rear setbacks	A10 and B17 None specified
Walls on boundaries	A11 and B18 None specified
Private open space	A17 None specified
	B28 None specified
Front fence height	A20 and B32 None specified

5.0 Maximum building height requirement for a dwelling or residential building

05/03/2015
C141

The maximum building height of a 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 or residential building that exceeds the specified building height provided the extension does not exceed the existing building height.
- A 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.

6.0 Application requirements

05/03/2015
C141

None Specified.

7.0 Decision guidelines

05/03/2015
C141

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:

- 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.