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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 Minimum subdivision area

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None specified

2.0 Permit requirement for the construction or extension of one 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 on a lot	None specified

3.0 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

4.0 Number of dwellings on a lot

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None specified.

5.0 Maximum building height requirement for a dwelling or residential building

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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

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None Specified

7.0 Decision guidelines

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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.