

--/2018
Proposed
C107

SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ6**.

RUSKIN PARK

1.0 Neighbourhood character objectives

--/2018
Proposed
C107

To maintain and increase the vegetation cover, particularly the existence of large canopy trees.

To enhance visual links from Ruskin Park to the heavily vegetated Dandenong Ranges.

To ensure that vegetation and canopy trees remain the dominant visual feature of the landscape.

To ensure that there is a balance between the provision of vegetation and built form, by requiring an adequate amount of permeable land for planting and sustaining vegetation.

To ensure that the skyline is dominated by tree canopies as opposed to rooftops and built form.

2.0 Minimum subdivision area

--/2018

Proposed C107

None specified

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

--/2018
Proposed
C107

	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

--/2018

Proposed
C107

	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	Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

	Standard	Requirement	
Walls on boundaries	A11 and B18	None specified	
Private open space	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.	
	B28	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.	
Front fence height	A20 and B32	Streets in a Road Zone, category 1	1.2 metres
		Other streets	0.9 metres

5.0 Maximum building height requirement for a dwelling or residential building

--/2018
Proposed
C107

None specified

6.0 Application requirements

--/2018
Proposed C107

- None specified

7.0 Decision guidelines

--/2018
Proposed
C107

- None specified