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Proposed C235ball

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

MINERS REST NORTH

1.0 Neighbourhood character objectives

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To protect the rural township character of Miners Rest North.

To encourage low scale and site responsive residential development that sits unobtrusively within the rural landscape setting.

To ensure that out-views to the surrounding landscape, and particularly to the volcanic hills, are protected.

To maintain and increase native vegetation cover by requiring permeable land for planting and sustaining vegetation, particularly large canopy trees.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 750 square metres.

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	45%
Permeability	A6 and B9	45%
Landscaping	B13	<p>Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:</p> <ul style="list-style-type: none"> a minimum of one canopy tree within each area of secluded private open space; and a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway). <p>Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.</p> <p>The species of canopy trees should be native, and preferably indigenous to the local area.</p>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
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

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None specified.

6.0 Application requirements

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The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:
 - Site boundaries, road frontage(s) and proposed and retained buildings.
 - The location of existing trees and vegetation to be retained, and those to be removed.
 - Details of any tree protection methods required.
 - The location of proposed additional canopy trees and other vegetation.
 - Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
 - A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

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 which must be considered, as appropriate, by the responsible authority:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of Miners Rest North.
- The scale of the buildings or works and the visual impact on the surrounding landscape and out views.
- The extent to which the buildings and works are designed and sited to contribute to the rural character of the township.