

15/06/2017
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SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

KYNETON LARGE LOT RESIDENTIAL PRECINCT

1.0 Neighbourhood character objectives

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To facilitate limited infill development on large lots with wide frontages.

To encourage detached, low rise dwellings with large front and rear gardens with enhanced canopy cover.

To retain open front gardens that merge into the nature strip.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 2,000 square metres.

3.0 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

4.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	The average distance of the setbacks of the front walls of the existing buildings on the abutting lots facing the front street or 15 metres, whichever is the lesser
Site coverage	A5 and B8	20 per cent
Permeability	A6 and B9	40 per cent
Landscaping	B13	In addition to the requirements of B13, development should provide for at least two canopy trees. At least one of those trees should be in the dwelling or residential building's front garden
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be setback 5 metres plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of building height over 6.9 metres

	Standard	Requirement
Walls on boundaries	A11 and B18	0 metres on one side boundary 0 metres on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building by at least 5 metres and the carport or garage does not abut an existing building on the neighbouring property For buildings proposed on rear boundaries, the provisions of A11 and B18 continue to apply
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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A building used as a dwelling or a residential building must not exceed a height of 9 metres and 2 storeys.

6.0 Application requirements

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None specified

7.0 Decision guidelines

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None specified