

30/04/2015
C176

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

YARRA RESIDENTIAL AREAS

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	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	500 square metres

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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The number of dwellings on a lot must not exceed 5

5.0 Maximum building height requirement for a dwelling or residential building

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None specified

6.0

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Application requirements

None specified

7.0

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Decision guidelines

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:

- Whether a loss of amenity would result in varying the requirements of part 3.0 of this schedule.
- Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.
- Whether opportunities exist to avoid a building being visually obtrusive through the use of alternative building designs, particularly for developments with overall building heights in excess of 8 metres (where permitted).
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.