

30/04/2015
C176**SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ3**.**20 COATE AVENUE ALPHINGTON****1.0****Minimum subdivision area**30/04/2015
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None specified

2.0**Permit requirement for the construction or extension of one dwelling on a lot**30/04/2015
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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**30/04/2015
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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**30/04/2015
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The number of dwellings on a lot must not exceed 10

5.0**Maximum building height requirement for a dwelling or residential building**30/04/2015
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None specified.

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:

- 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.