

21/12/2017  
GC76

**SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

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

**INCREMENTAL RESIDENTIAL AREAS: MOOROOLBARK, CHIRNSIDE PARK, KILSYTH AND LILYDALE**

**1.0 Neighbourhood character objectives**

21/12/2017  
GC76

None specified.

**2.0 Minimum subdivision area**

21/12/2017  
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None specified.

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

21/12/2017  
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Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres or less
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**

13/06/2014  
C134

	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

**5.0 Maximum building height requirement for a dwelling or residential building**

21/12/2017  
GC76

None specified.

## **6.0 Application requirements**

13/06/2014  
C134

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:

- Any application for multi- unit development should be accompanied by an application for subdivision.

## **7.0 Decision guidelines**

13/06/2014  
C134

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:

- Development respects existing residential character and responds to the attributes of the established neighbourhood. Development within the metropolitan incremental change areas should cover no more than 40% of the site in keeping with the established character of the area.
- Development adds to the diversity of the existing housing stock.
- Consideration of the geographic constraints of a location with preference to infill development where people can easily access community services and transportation facilities.