

23/08/2013
C110

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

MINIMAL CHANGE AREAS

1.0

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Minimum subdivision area

None specified.

2.0

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Permit requirement for the construction or extension of one dwelling on a lot

	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

3.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	50%
Permeability	A6 and B9	25%
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	Rear setback 4 metres
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 4 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

4.0

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Number of dwellings on a lot

None specified.

5.0

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Maximum building height requirement for a dwelling or residential building

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:

GLEN EIRA PLANNING 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.