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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

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Neighbourhood character objectives

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.

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Minimum subdivision area

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

3.0

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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 |

4.0

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Requirements of Clause 54 and Clause 55

| | 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 |
| 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 |

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Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 9 metres and 2 storeys.

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Application requirements

None specified

7.0

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Decision guidelines

None specified