

14/12/2017  
C123

## SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

### PORT MELBOURNE HERITAGE ESTATES

#### 1.0 Neighbourhood character objectives

14/12/2017  
C123

To ensure new development in the Garden City Estate reinforces the uniform character of the streetscape by responding to the rhythm of highly uniform lot sizes, building styles, front and side setbacks and landscaping.

To ensure new development in the Fishermans Bend and Dunstan Estates responds to the design of individual dwellings as pairs and their consistent repetition of elements and massing.

#### 2.0 Minimum subdivision area

14/12/2017  
C123

None specified

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

14/12/2017  
C123

	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 associated with a dwelling on a lot	500 square metres

#### 4.0 Requirements of Clause 54 and Clause 55

14/12/2017  
C123

	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**

14/12/2017  
C123

None specified

**6.0 Application requirements**

14/12/2017  
C123

None specified

**7.0 Decision guidelines**

14/12/2017  
C123

None specified