15/06/2017
C99

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

KYNETON LARGE LOT RESIDENTIAL PRECINCT

1.0 Neighbourhood character objectives

15/06/2017
C99

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.

2.0 Minimum subdivision area

15/06/2017
C99

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

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

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

5.0 Application requirements

03/05/2024
VC255

None specified.

6.0 Decision guidelines

03/05/2024
VC255

None specified.