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 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

None specified

5.0 Application requirements

03/05/2024
VC255

None specified

6.0 Decision guidelines

03/05/2024
VC255

None specified