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C179**SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ4**.**SOUTH YARRA, ROYAL BOTANIC GARDENS****1.0 Minimum subdivision area**--/20--  
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None specified

**2.0 Permit requirement for the construction or extension of one dwelling on a lot**--/20--  
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<b>Permit requirement for the construction or extension of one dwelling on a lot</b>	None specified
<b>Permit requirement to construct or extend a front fence within 3 metres of a street on a lot</b>	None specified

**3.0 Requirements of Clause 54 and Clause 55**--/20--  
C179

<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	None specified
<b>Front fence height</b>	A20 and B32	None specified

**4.0 Number of dwellings on a lot**--/20--  
C179

The number of dwellings on a lot must not exceed two.

This does not apply to an extension of an existing building or the construction of a new building that exceeds the specified number of dwellings, provided that the total number of dwellings on the lot does not exceed the number of dwellings on the lot at the date of gazettal of the amendment which introduced this schedule.

**5.0 Maximum building height requirement for a dwelling or residential building**

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A building used as a dwelling or a residential building must not exceed a height of 12 metres, with the exception of architectural features and building services.

**6.0 Application requirements**

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None specified

**7.0 Decision guidelines**

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None specified

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