23/12/2020
GC172

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

Ararat Hills

1.0 Neighbourhood character objectives

23/12/2020
GC172

None specified

2.0 Minimum subdivision area

23/12/2020
GC172

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

26/04/2024
VC252

None specified

5.0 Application requirements

26/04/2024
VC252

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Environmental Site Analysis which clearly identifies topography, drainage lines, waterways,bushfire hazard and vegetation.
- Neighbourhood Character Assessment which details the existing built form, streetscape character, heritage and landscape values of the site.
- When any lot proposed to be created is less than 500m2, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of dwellings.

6.0 Decision guidelines

26/04/2024
VC252

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the environmental character and features have been incorporated into the development.

- The need to protect and enhance the neighbourhood character including the retention of heritage features, native vegetation, natural environments, vistas and the measures to minimise any negative impact.