14/11/2023
C235ball

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

MINERS REST NORTH

1.0 Neighbourhood character objectives

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To protect the rural township character of Miners Rest North.

To encourage low scale and site responsive residential development that sits unobtrusively within the rural landscape setting.

To ensure that out-views to the surrounding landscape, and particularly to the volcanic hills, are protected.

To maintain and increase native vegetation cover by requiring permeable land for planting and sustaining vegetation, particularly large canopy trees.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 750 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

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:

- A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:
  - Site boundaries, road frontage(s) and proposed and retained buildings.
  - The location of existing trees and vegetation to be retained, and those to be removed.
  - Details of any tree protection methods required.
  - The location of proposed additional canopy trees and other vegetation.

- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

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:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of Miners Rest North.
- The scale of the buildings or works and the visual impact on the surrounding landscape and out views.
- The extent to which the buildings and works are designed and sited to contribute to the rural character of the township.