10/02/2022
C80hepb

SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ1** .

HEPBURN SETTLEMENTS

1.0 Neighbourhood character objectives

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To promote development that is in keeping with the predominantly low rise, rural settlement character and land capability.

To ensure that development protects vegetation and the landscape setting particularly at interfaces with the rural hinterland.

2.0 Clause 54, Clause 55 and Clause 57 requirements

17/04/2026
VC308

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
	E2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
	E2-4	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fences	A2-7 and B2-8	None specified
	E2-7	None specified

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

26/04/2024
VC252

None specified.

4.0 Application requirements

26/04/2024
VC252

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
  - The boundaries and dimensions of the site.
  - Relevant ground levels.

- Site shape, size, dimensions and orientation.
- The siting, layout and use of existing and proposed buildings.
- Adjacent roads, buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.
- Proposed landscape areas.
- All driveway, car parking and loading areas.
- All external storage and waste treatment areas.
- The relationship of buildings and works to any heritage place on the land or adjacent land.
- The buildings and works within the streetscape context.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

5.0 Decision guidelines

26/04/2024
VC252

The following decision guidelines apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use generally serves local community needs.
- Whether the use or development is compatible with residential use.
- Whether the proposed buildings and works is appropriate within the streetscape and to any heritage place on the land or adjacent land.
- Whether the proposed landscaping enhances the existing landscape character and vegetation in the area.
- Any proposed refuse collection facilities.