10/02/2022
C80hepb

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4** .

HEPBURN SPRINGS NEIGHBOURHOOD RESIDENTIAL AREAS

1.0 Neighbourhood character objectives

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To ensure development is sited below the tree canopy and maintains the highly vegetated character of the area.

To encourage the use of materials and colours in new development sympathetic with the surrounding township and bushland setting.

To ensure development is sensitively designed and located to emphasise ridgelines and retain views of the adjoining rural hinterland and forested areas.

To ensure new development provides adequate space for significant landscaping with open, low, transparent or no fencing integrated with the forest and bushland setting.

2.0 Minimum subdivision area

10/02/2022
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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:

- Plans drawn to scale and dimensioned which show:
  - The boundaries of the site.

    Relevant ground levels.

    Adjacent roads.

    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.

- A schedule of construction materials, external finishes and colours.
- A landscape plan showing a survey of all existing vegetation to be retained and/or removed (including botanical names), buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary, details of surface finishes of pathways and driveways, a planting layout, a planting schedule of all proposed trees, shrubs and ground covers (including botanical names), common names, pot sizes, sizes at maturity, and quantities of each plant, landscaping and planting within all open areas of the site.

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:

- Whether the design, height, setback, appearance and interface of 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.

  Whether the significant elements of the area are retained including those elements that contribute to its setting.

  Whether subdivision retains the important elements and features which form part of the significance and character of the area, the visual setting and the important view-lines between these elements.

  Whether the proposed subdivision will complement or adversely affect the cultural significance of any heritage place within the area.

  Whether subdivision will complement or adversely affect the key characteristics of the area such as streetscape, lot sizes, lot pattern, lot layout or existing building forms in the area or would result in development that would adversely affect the rhythm, scale and pattern of buildings in the area.