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SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

HARCOURT NEIGHBOURHOOD AREAS

1.0 Neighbourhood character objectives

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To support development that maintains view lines to Mount Alexander and the hill slopes to the west of the town.

To encourage the planting of native and/or indigenous shrubs and trees as part of landscaping in front setbacks to strengthen existing township character.

To encourage development that maximises pervious surfaces.

To encourage development to provide new canopy trees to the front, side, and rear of buildings, and retention of existing trees where possible.

To support absent, low, or permeable front fences to allow views of front gardens.

2.0 Minimum subdivision area

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None specified.

3.0 Requirements of Clause 54 and Clause 55

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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	A front fence must not exceed 1.2 m in height and must have a minimum of 50 per cent permeability. Side fences between properties should be a maximum of 1.2 m in height between the frontage and the front wall of the building. For corner sites, fences that face a side street should have a minimum of 50 per cent permeability to the front wall of the building.

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

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None specified.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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None specified.

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