19/04/2018
C125(Part 1)

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

HERITAGE PRECINCTS

1.0 Neighbourhood character objectives

19/04/2018
C125(Part 1)

To conserve and enhance the heritage significance of the precinct of which it forms part.

To ensure that scale of new buildings and extensions will continue to reflect the prevailing building scale.

To retain modest building footprints, generous open space provision and front and side boundaries reflecting the prevailing development pattern.

2.0 Minimum subdivision area

19/04/2018
C125(Part 1)

The minimum lot size for subdivision is 300 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	1.2 metres

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

03/05/2024
VC255

None specified.

5.0 Application requirements

03/05/2024
VC255

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 showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and plating including tree species and mature height.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

6.0 Decision guidelines

03/05/2024
VC255

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 development contributes to 'garden city' character. Specifically, whether the proposal:
  - Provides sufficient and well located open space, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
  - Provides vegetation in the front setback that softens the appearance of built form and contributes to the public realm.
  - Sites buildings to minimise the need to remove significant trees, and protect significant trees on the site and adjoining properties.
  - Minimises hard paving throughout the site by limiting driveway widths and lengths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
  - Maximises planting opportunities adjacent to the street by excluding hard paving such as car parking, turning circles and driveways, and minimising basement car parking, within the front setback.
- How vehicle crossovers are located and minimised in number to prevent traffic disruption, and preserve nature strips and street trees.
- Whether new buildings include significant breaks and recesses that reflect the prevailing widths of contributory buildings to avoid large block like structures dominating the streetscape.
- Whether the development uses robust and low maintenance materials and finishes that complement the streetscape, can withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).
- Whether the front setback aligns with the front setback of buildings to either side of the site.
- How carports and garages are sited and designed to ensure they do not obscure or detract from the principal facade and are not dominant features as seen from the street.
- Whether the side setbacks respect the prevailing character of side setbacks of buildings within the streetscape.
- Whether new boundary walls are setback from the principal facade of the building to retain the prominence of the building and conserve the pattern of side setbacks of buildings within the streetscape.
- Whether the footprint of new buildings respects the extent of site coverage of buildings within the streetscape.
- Whether the scale of new buildings and additions respects existing character.
- Where the dimensions of an irregular shaped or corner lot make it difficult to meet side and rear setback standards, variation to these standards will be considered where the development proposal demonstrates that it contributes to 'garden city' character. Specifically, whether the variation or reduction in setback allows the development to:
  - Provide sufficient and well located open space elsewhere on the site, primarily unencumbered by easements, to provide for large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.
  - Retain or plant vegetation in the front setback that softens the appearance of built form and contributes to the public realm.

- Minimise the impact to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
- Establish setbacks that are appropriate taking into account the shape of the lot and the setbacks of adjoining properties.