15/11/2018
C79

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

MINIMAL RESIDENTIAL GROWTH AREA – BACCHUS MARSH

1.0 Neighbourhood character objectives

15/11/2018
C79

To maintain an open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and generous setbacks around the dwellings.

To encourage built form to occupy a low proportion of the lot which will allow for openness, landscaping and vegetation to dominate.

To encourage new development, including innovative and unique development that enhances and responds positively to the existing neighbourhood character.

To discourage front fencing or where front fencing is proposed to ensure it is of a low scale.

To ensure garages, carports, and second storey development do not visually dominate dwellings or streetscapes.

2.0 Minimum subdivision area

15/11/2018
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The minimum lot size for subdivision is 1200 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:

- A Landscape Plan.

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 adequate sized open space and setbacks are provided for the retention and growth of existing and new canopy trees.