

09/10/2014
C33**SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ1****ARARAT HILLS****1.0 Minimum subdivision area**09/10/2014
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None specified

2.0 Permit requirement for the construction or extension of one dwelling on a lot09/10/2014
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Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	None specified

3.0 Requirements of Clause 54 and Clause 5509/10/2014
C33

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Number of dwellings on a lot09/10/2014
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The number of dwellings on a lot must not exceed 2

5.0 Maximum building height requirement for a dwelling or residential building09/10/2014
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8.0m

6.0 Application requirements

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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:

- Environmental Site Analysis which clearly identifies topography, drainage lines, waterways, bushfire hazard and vegetation.
- Neighbourhood Character Assessment which details the existing built form, streetscape character, heritage and landscape values of the site.
- When any lot proposed to be created is less than 500m², a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of dwellings

7.0 Decision guidelines

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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:

- How the environmental character and features have been incorporated into the development.
- The need to protect and enhance the neighbourhood character including the retention of heritage features, native vegetation, natural environments, vistas and the measures to minimise any negative impact.