



This advice sheet is intended to assist permit applicants with the preparation of planning applications which must address neighbourhood character considerations as outlined in the planning scheme.

The importance of a proposal's response to neighbourhood character

A development's response to neighbourhood character is important in the consideration of all urban development within the Municipality. This includes new single dwellings, medium density housing development and mixed use or residential development in the Council's designated activity areas.

Neighbourhood character is the combination of attributes on public and private land. Every property makes a contribution to the neighbourhood character of the area. Attributes of private and public land culminate to provide a piece of land, a street or an area with a context and a particular character.

The relationship between features of a neighbourhood is extremely important. Applicants should ask themselves which features of the area are important and why? How do these features contribute to the character of the area?

What neighbourhood characteristics should be identified and considered?

When identifying the neighbourhood character of an area, the following features should be considered:

- The width and depth of allotments;
- The size, height and number of dwellings on nearby lots;
- The front, side and rear setbacks of nearby dwellings on lots;
- The construction materials, finishes and paint colours of nearby dwellings;
- The architectural style of buildings (eg. roof form and pitch, porticos, verandas, size and shape of windows, eaves, entrances);
- The location and size of private open space;
- The existence of front fences;
- The location of vehicle crossings and the types and location of car parking (eg. carport, single/double garage to the rear/front, underneath or built into the building); and
- Road and driveway treatments, including width, kerb and materials.
- Topography of the area;
- The existence of vegetation (native or exotic);

For further explanation please refer to Planning Practice Note PN43 prepared by the Department of Transport, Planning and Local Infrastructure (DTPLI). You may access this and other Practice Notes on www.dtpli.vic.gov.au/planning

Wangaratta Neighbourhood Character Precincts

The Wangaratta Planning Scheme applies to residential development (including subdivision) on land zoned Neighbourhood Residential (NRZ), General Residential (GRZ), Residential Growth (RGZ), Low Density Residential (LDRZ), Township (TZ) and Mixed Use within the Municipality.

Each zone contains a purpose, a number of design objectives and a number of decision guidelines which must be considered when preparing a planning application to develop and subdivide land within a particular zone.

Ensure that your proposal responds to the neighbourhood character

The applicant must demonstrate how the proposed development responds to the purpose of the relevant zone and also meets the decision guidelines. The Neighbourhood Residential Zone restricts housing growth and protects an identified neighbourhood character. This zone represents the lowest scale of intended growth of the three new residential zones. The General Residential Zone, Low Density Residential Zone (LDRZ), Township Zone (TZ) and Mixed Use Zone respect and preserve neighbourhood character and at appropriate locations allow modest residential growth which respects the character of the area.

Seek a pre-application meeting

Council officers encourage prospective applicants to take advantage of a pre-application meeting (see Planning Advice Sheet No.3 - Pre-application Meetings). Misunderstandings that may otherwise occur (in terms of the understanding of policy or planning scheme requirements) may be prevented by engaging in discussion with Council's planning officers, who can offer advice prior to the lodgement of a planning application.

Consult your neighbours during the design process of your proposal

Council also strongly encourages prospective applicants to consider communicating directly with neighbours who may be impacted by the proposal. This may enable residents' input into the design of a proposal prior to an application for a planning permit being made to Council. It can also assist in minimising objections and concerns from residents and may prevent the applicant from needing to make amendments to the proposal later.

Further guidance and assistance?

This advice sheet is to be used as a general guide only. Council has made all reasonable effort to ensure the information provided in this series is true and accurate. However, it is recommended that readers seek professional advice before acting or making decisions on the basis of this information. For any questions or clarification, please contact Council's Planning Unit on 5722 0888.

