

15/06/2017
C98

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

WOODEND BUSH RURAL LIVING PRECINCT

1.0 Neighbourhood character objectives

15/06/2017
C98

To encourage dwellings that integrate with the topography and informal bush setting of the area.

To maintain semi-rural streetscapes with rural style fencing and informal road treatments.

To maintain the semi-rural interface between the large bush lots located south of the township boundary and the more densely developed residential parts of Woodend.

To conserve vegetation as the dominant characteristic with the retention of large canopy trees.

2.0 Minimum subdivision area

15/06/2017
C98

The minimum lot size for subdivision is 2,000 square metres.

3.0 Permit requirement for the construction or extension of one dwelling on a lot

15/06/2017
C98

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

15/06/2017
C98

	Standard	Requirement
Minimum street setback	A3 and B6	10 metres unless: <ul style="list-style-type: none"> ▪ there are existing buildings on both adjoining lots facing the front street, in which case the setback should be the average distance of the setbacks of the front walls of the existing buildings on the abutting lots, whichever is the lesser ▪ there is a dwelling on one abutting lot, in which case the setbacks can be the same as the dwelling on the abutting lot facing the front street, whichever is the lesser
Site coverage	A5 and B8	20 per cent
Permeability	A6 and B9	30 per cent
Landscaping	B13	In addition to the requirements of B13, development should provide for at least two canopy trees. At least one of those trees should be in the dwelling or residential building's front garden

	Standard	Requirement
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be setback 5 metres plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of building height over 6.9 metres
Walls on boundaries	A11 and B18	0 metres on one side boundary 0 metres on the other side boundary unless the building is a carport or garage sited behind the main front wall of the dwelling or residential building by at least 5 metres and the carport or garage does not abut an existing building on the neighbouring property For buildings proposed on rear boundaries, the provisions of A11 and B18 continue to apply
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0

15/06/2017
C98

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 9 metres and 2 storeys.

6.0

15/06/2017
C98

Application requirements

None specified

7.0

15/06/2017
C98

Decision guidelines

None specified