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SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ3.

WOODEND TOWNSHIP RESIDENTIAL PRECINCT, WOODEND GARDEN SETTING PRECINCT AND PART OF WOODEND BUSH RURAL LIVING PRECINCT

1.0

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Neighbourhood character objectives

Woodend Township Residential Precinct

To facilitate a diverse range of housing comprising of one and two storey detached dwellings.

To encourage tree-lined streets with informal edges.

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To support low front fences that allow views of front gardens.

Woodend Garden Setting Precinct

To encourage landscaped front and rear gardens with mature vegetation, including canopy trees.

To retain a consistent pattern of detached dwellings with low pitched roofs and maintain the area's single storey scale, and allow vegetation to dominate.

To support absent or low front fences that allow front gardens to merge into the nature strip.

Part of Woodend Bush Living Precinct (Goldies Lane)

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.

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Minimum subdivision area

None specified

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

	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

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	6 metres where there is no existing building on either of the abutting lots facing the same street The distances specified in the Tables to Standards A3 and B6 apply in all other circumstances
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	30 per cent

MACEDON RANGES PLANNING SCHEME

	Standard	Requirement
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
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be setback 2 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	An area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 5 metres at the side or rear of the dwelling with convenient access from a living room
	B28	An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 5 metres and convenient access from a living room
Front fence height	A20 and B32	None specified

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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.

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Application requirements

None specified

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Decision guidelines

None specified