

15/06/2017
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SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ6.

WOODEND LARGE LOT TOWNSHIP PRECINCT

1.0

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Neighbourhood character objectives

To encourage dwellings of varying architectural styles and form enhanced through landscaped gardens and street tree planting and sited, where applicable, to retain views to Mount Macedon.

To maintain a spacious housing pattern through generous front and side setbacks.

To support absent or low rural style front fences that allow views of front gardens.

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Minimum subdivision area

The minimum lot size for subdivision is 1,200 square metres.

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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	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	25 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
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

MACEDON RANGES PLANNING SCHEME

	Standard	Requirement
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