15/06/2017
C98

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4** .

WOODEND BUSH SETTING PRECINCT

1.0 Neighbourhood character objectives

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

To retain space between dwellings surrounded by mature vegetation that dominates the streetscape.

To support absent or low front fences that allow plantings in front gardens to blend with the roadside vegetation.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 800 square metres.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

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

5.0 Application requirements

03/05/2024
VC255

None specified.

6.0 Decision guidelines

03/05/2024
VC255

None specified.