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

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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

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The minimum lot size for subdivision is 2,000 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

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VC255

None specified.

6.0 Decision guidelines

03/05/2024
VC255

None specified.