

# Points to look for in Amendment C98 (Structure Plan, Woodend)

## 1. C98's Failure To Accurately and Fully Represent the Woodend Structure Plan

Amendment C98 is supposed to include the adopted Woodend Structure Plan in the Macedon Ranges planning scheme by introducing policy (Clause 21.13-3) and planning controls (zones and overlays) needed to implement the Structure Plan's recommendations. Amendment C98 does not accurately or fully do this. Omissions and changes made by Council (after it adopted the Structure Plan) will produce different outcomes than those in the Structure Plan. Key issues include:

- Over-emphasis on growth outside the town boundary with 'investigate' replaced by 'support' and 'facilitate'. Despite the Structure Plan preferring two growth options over a third, this isn't included, and there are changes in policy wording which potentially open the door to the north-west investigation area.
- Support for commercial / industrial expansion beyond the Structure Plan's findings: 'investigate' replaced by 'do'
- Residential policy repeated across all precincts, while the Structure Plan's specific policy for each precinct (and preferred future character) is changed or omitted. This will not help produce the outcomes in the Structure Plan.
- Changes which weaken policy – use of 'should', 'encourage', 'consider'
- Strategic Framework Plan in Clause 21.13-3 does not include the 'directions' included on this Plan in the Structure Plan itself (pages 9 and 16). Other Structure Plan Strategic Framework plans e.g. Commercial and Industrial page 43, Landscape and Environment page 65 and Transport / movement networks pages 71, 73, 77, aren't included in C98.

*See Point 5 which provides examples of changes to Structure Plan content in C98.*

## 2. Clause 21.13-3 Woodend Township: Population

Council has created confusion re population growth in the town by using a variety of population figures for Woodend.

- The Macedon Ranges Settlement Strategy (2011) said the population of Woodend township and its surrounds (the Settlement Strategy's study area) was 3,700 in 2006. *2011 figures for the Study Area have not been produced.*
- The recently approved Amendment C84 uses 2011 ABS "State Suburb" population figures at Clause 21.13-3. The 5,413 population figure for Woodend relates to a 69.5 sq km area, suggesting more growth than has occurred.
- C98 uses 2011 ABS Woodend "Urban Centre" population figure (3,415) which only counts people inside the town boundary (5.9 sq km).

*These population figures relate to different areas and cannot be legitimately compared with each other.*

*See Attachment 1 Woodend 2006 and 2011 ABS State Suburb, Urban Centre and Towns In Time data.*

### **Notes on population**

- *Although "Urban Centre" and "Towns In Time" data are figures for within the town boundary, they use different methods to count population. Each is valid, but their data can't be interchanged.*
- *Towns In Time data includes figures for population in "non-private" dwellings, which shows Woodend had an additional 99 people (+707%) in this type of dwelling between 2006 and 2011, probably the Nursing Home starting up. This factor inflates Woodend's annual growth rate by 0.6% pa, but does not equate to increased demand for housing.*
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- *The Towns In Time “churn rate” (population turnover, or people who lived at a different address at the previous census) shows ‘population turnover’ in Woodend rose to 50% in 2011. The number of people who lived at a different address in the previous census far exceeds the population growth, meaning ‘new faces’ in the town are far more likely to be ‘replacement’ than ‘additional’ population.*
- *Woodend’s 2011 ‘Persons Per Household’ figure (2.7 Towns In Time) or (2.6 Urban Centre) did not change from 2006 (2.5 for Victoria). The Settlement Strategy used 2.47 persons per household to calculate land supply in 2006.*
- *The number and % of unoccupied (vacant) private dwellings in the town rose from 9% (2006) to 10% (2011).*

### 3. C98 planning scheme controls

C98 introduces the Neighbourhood Residential Zone, new zone schedules, variations to ResCode standards in zone schedules and new policy at Clause 21.13-3.

#### **Broadly:**

- The Clause 54 and 55 Table in zone schedules contains variations to default ResCode (standards) for single dwelling development (Clause 54), and medium density (multiple dwelling) development (Clause 55).
- In the General Residential and Neighbourhood Residential Zones, proposals for more than one dwelling on a lot, and subdivision, require a planning permit. Proposals for single dwellings on lots do not.
- Where a planning permit *is* required, proposals will be assessed against policy (Clause 21.13-3). Where a permit is not required, they will not, and compliance with ResCode standards will only be assessed at building permit stage (i.e. applications are not assessed against Clause 21.13-3 planning policy).
- The Neighbourhood Residential Zone allows 2 dwellings per lot, unless restricted to 1 in the zone schedule, and has a default maximum height of 8 metres. The NRZ zone schedule also allows minimum subdivision lot sizes to be set, and permits to be required for single dwellings and fences.
- The General Residential Zone schedule does not allow minimum subdivision size to be specified, but does allow a permit to be triggered for a single dwelling on lots between 300 and 500 <sup>m</sup>2.

#### **Specifically:**

- a) The **Neighbourhood Residential Zone** is good, but Council has not used the schedules other than for setting minimum subdivision size.
- b) **Precinct policy and preferred future character at Clause 21.13-3** is repetitive and generic across precincts. It omits some key Structure Plan policy/recommendations that address individuality of precincts, which weakens policy.
- c) **ResCode variations** generally reflect the figures recommended in the Structure Plan, but also contain a high level of uniformity across precincts which doesn’t sufficiently recognise or maintain the individuality of precincts.
- d) Council has changed the minimum lot size for **medium density development** from 500 m2 to approximately 500 m2, but does not define “approximately”, or explain how this variation addresses the Structure Plan’s expectations for good design outcomes or character protection in medium density development.
- e) Council has failed to include “**Application Requirements**” and “**Decision Guidelines**” at either the zone schedules or Clause 21.13-3. This means there is nothing additional Council needs from proposals or must consider when making decisions (e.g. does a proposal deliver preferred future character?).
- f) Council has not used zone schedules, or included additional planning controls, such as a Design and Development overlay or Development Plan overlay, that could trigger permit requirements for single dwellings on a lot.

**See Attachment 2 Table of Precincts, Zones/zone schedules / ResCode changes**

#### 4. Other Changes

- a) Revised Low Density Residential Zone Minimum Lot Size restores the previous minimum lot size, which will help preserve rural character.
- b) Environmental Significance Overlay 7 – Wastewater Treatment Facilities: The ESO 7 schedule appears to have been prepared by Western Water, and is appropriate. The buffer area proposed is 696 metres (from the high impact treatment area). The map showing the overlay 'buffer' area is not a 696m circle, but an odd shape. If the widest point of the overlay is taken to be 696m, then the overlay should cover more land.
- c) Rezone of Industrial 1 zoned land to Industrial 3, Wood Street: Industrial 3 zoning is a more appropriate zone than Industrial 1. However, contrary to the Structure Plan recommendations, Council is proposing to promote this IN3 area as a bulky goods/retailing precinct, which could compete with retail trade in High Street. The Structure Plan says specifically not to do this. *There is already a very large 'bulky goods' area zoned for this purpose at Kyneton (C99).*

#### 5. Clause 21.13-3 Woodend Township Policy

Policy for Woodend in C98 is weaker than or goes in a different direction to the Structure Plan's policy, which is changed to emphasize major growth (i.e. outside the town boundary) and economic development, while environmental emphasis is weakened. This includes changes being made by C98 to the Clause 21.13-3 recently introduced to the planning scheme by Amendment C84.

- a) **Examples of changes from existing planning scheme policy in C98** (Amendment C84, approved 10 September 2015)

*Examples below show changes C98 makes to the planning scheme's new policy – additions, word changes and deletions.*

##### **Overview (existing Planning scheme, Clause 21.13-3)**

There is adequate residentially zoned land within the existing township boundary to accommodate population growth to approximately 2031/2032 based on a growth rate of 1.35% per annum. Any expansion of the township boundary or rezoning of land for residential development will not be **investigated** C98 **supported** until less than 15 years of land supply is available within the township boundary. A preliminary assessment of options for development outside of the current township boundary has been undertaken as a starting point for discussion about future township growth (Appendix B of the Woodend Town Structure Plan and Neighbourhood Character Study, 2014). These investigation areas are shown on the Strategic Framework Map and comprise:

An estimated 6-8 hectares for small to medium size **light** industrial lots will be required to support population and small business growth in Woodend **over the next 15 years** C98 **up to 2021**. Expansion of the Clancys Lane industrial area is an option for providing this additional industrial land and has the advantage of being located outside of the township, which minimises potential conflict with residential uses.

Key issues for Woodend are as follows:

- C98 Protecting the township's key character elements including its gateways biodiversity/ecological values, historic and natural features as listed above.
  - Existing scheme: Protecting the township's key character elements and **natural features.**
- C98 Recognising constraints including bushfire, flooding and Woodend's location in a Special Water Supply Catchment.
  - Existing scheme: **Preserving the environment,** and recognising constraints including bushfire and Woodend's location in a Special Water Supply Catchment.
- Maintaining the town's compact form.

- C98 Ensuring that new residential development does not jeopardise valued character elements of the town.
  - *Existing scheme:* Ensuring that demand for residential development does not risk jeopardising **the key features of the town.**
  
- C98 Ensuring that the need for future industrial and commercial land rezoning and development does not undermine the character of the area.
  - *Existing scheme:* Ensuring that the need for future industrial and **limited** commercial land does not undermine the character of the area.

**b) Examples of changes from Structure Plan policy in C98 Clause 21.13.-2**

*Examples below show changes made to Structure Plan policy in C98 – additions, word changes and deletions.*

**C98 Strategy 2.1** Require new development to consider and respect views to Mount Macedon and Golf Course Hill from the public realm.

**Structure Plan**

Require new development to **maintain** views to Mount Macedon and Golf Course Hill from the public realm.

**C98 Strategy 3.2** Maintain the rural interface of the western gateway at Woodend-Tylden Road (lower lying land south of Five Mile Creek comprising wide floodplains and gently undulating grazing land with stands of mature trees).

**Structure Plan**

Protect the rural interface of the western gateway at Tylden-Woodend Road **and provide a landscape buffer to new development.** *Structure Plan, page 64*

**C98 Strategy 6.3** Support a service business role (restricted retail) within the Industrial 3 Zone and:

- avoid retail that will undermine the viability of the town’s commercial core
- require design outcomes that respect and improve the interface with surrounding non-industrial uses by providing a transition in height to the surrounding non-industrial properties

**Structure Plan**

Retain the town centre industrial area as light industrial / service industrial area. Rezone to Industrial 3 Zone to better manage the design and amenity impacts of future development, and encourage a service business role. **Implement a policy to prevent retail or bulky goods sales in this area.** *Structure Plan, page 44.*

**Note: MRSC comments in C98 Explanatory Report, page 19 Variation to Structure Plan:**

**“Bulky goods:**

*The structure plan recommends the implementation of a policy to prevent retail or bulky goods sales within the proposed IN3Z area. However, Strategy 6.3 of proposed Clause 21.13-3 supports a service business role (restricted retail) within the Industrial 3 Zone with the proviso that retail undermining the viability of the town’s commercial core should be avoided. Restricted retail includes bulky goods.*

*Given the important economic function of bulky goods and the fact that there are no other suitable locations within Woodend to allow bulky goods sales, it is necessary to allow some bulky goods sales from the IN3Z area.”*

**C98 Strategy 6.8** Facilitate the expansion of the Clancys Lane industrial precinct to provide additional Industrial 1 zoned land to meet demand.

**Structure Plan**

**Investigate the potential to expand** the Clancys Lane industrial precinct to provide additional Industrial 1 zoned land to meet demand. **If applicable, review the Industrial design guidelines (Clause 22.23 of the Planning Scheme) to reflect outcomes by expansion of this area.**

Implement traffic management strategies to address heavy vehicle access or amenity impacts should traffic volumes increase.

**Precinct 1: Historic Residential Precinct**

**C98 Strategy 7.1** Maintain the garden setting of dwellings through the use of traditional front and rear setbacks, appropriate building footprints, accommodation of adequate landscaping and minimisation of hard surfaces.

**C98 Strategy 7.2** Support innovative, contemporary architectural responses and the use of pitched roofs, colours and finishes that are complementary to the historic character of the area.

Encourage innovative, contemporary architectural responses for new development that complement the historic character of the area and use of lighter colour finishes. *Structure Plan, page 103*

Retaining the older dwellings that contribute to the historic character of the area. *Structure Plan, page 103*

**C98 Strategy 7.3** Maintain the predominant single storey character of the streetscape by minimising the visibility of second storey development from the street. This could be achieved by avoiding sheer two storey front walls, containing the second storey within the roof form or setting it behind the first storey roof.

Retaining the low scale character of streetscapes and use of simple building forms (up to 8.5m) with pitched roofs. *Structure Plan, page 103*

Maintaining the regular pattern of regular frontage setbacks which allow space for planting by requiring a minimum front setback of 9m or the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, whichever is the lesser. *Structure Plan, page 103*

Maintaining the sense of space within the streetscape by requiring setbacks from side boundaries of at least 2m. *Structure Plan, page 103*

**C98 Strategy 7.4** Improve the vegetation cover by retaining and/or planting canopy trees.

Improving the vegetation cover **with exotic tree species, particularly deciduous varieties**, and retaining or planting canopy trees. *Structure Plan, page 103*

**C98 Strategy 7.5** Maintain the streetscape pattern of detached dwellings.

**C98 Strategy 7.6** Require garages and carports to be set back behind the front façade of dwellings or sited to the rear of the property.

Site garages and carports at the rear or side of dwellings. *Structure Plan, page 103*

**C98 Strategy 7.7** Avoid front fences over 1.2 metres in height.

**C98 Strategy 7.8** Improve the avenue street tree planting where required.

Strengthening the avenue street tree planting where required. *Structure Plan, page 103*

**C98 Strategy 7.9** Maintain the historic ‘country town’ character of the streetscape, such as the grassed verges and bluestone kerb and gutters.

Maintain the historic ‘country town’ character of the road space and verge treatments while repairing footpaths as required *Structure Plan, page 103*

## **Precinct 5: Bush Rural Living Precinct**

To achieve the precinct's preferred future character, which comprises:

The Bush Rural Living precinct will provide the interface between the large, bush lots located to the south of the township boundary and the more densely developed residential parts of Woodend. *Structure Plan, page 108*

Vegetation and generous open spaces will remain the dominant visual element. *Structure Plan, page 108*

- **C98** Dwellings integrated with the topography and informal bush setting of the area.

New houses will be well designed to sit within the topography and informal bush setting. *Structure Plan, page 108*

- **C98** Semi-rural streetscapes with rural style fencing and informal road treatments.

Rural style fencing and informal road treatments will retain the semi-rural feel of the streetscapes. *Structure Plan, page 108*

Red = Existing planning scheme/Structure Plan text; Blue = C99 text

## **6. Things To Do:**

Council has made changes to policy and direction for Woodend that have the potential to produce different outcomes from those the Structure Plan aims for. The Woodend community strongly supported the Woodend Township Structure Plan, but it is not accurately or fully included in Amendment C98. This must be corrected.

Because C98 is a formal planning scheme amendment process, residents need to make written submissions by the advertised closing date. Submissions need to ask for a change/s.

### **Download all of the C98 amendment documents from Council's website**

**CORRECTION** (note: ~~Council has only made the first part of the Structure Plan available~~). For Woodend, Council has exhibited both parts of the Woodend Structure Plan i.e. the Structure Plan **and** the Appendices with the Neighbourhood Character Study

- [http://www.mrsc.vic.gov.au/Council\\_the\\_Region/News\\_Media/Latest\\_News/Feedback\\_invited\\_on\\_implementation\\_of\\_town\\_structure\\_plans](http://www.mrsc.vic.gov.au/Council_the_Region/News_Media/Latest_News/Feedback_invited_on_implementation_of_town_structure_plans)
- **Make a written submission to Council by close of business on October 23, 2015, requesting Council reinstate the adopted Structure Plan policies, and re-exhibit Amendment C98 for further community comment.**

Woodend								
MR Settlement Strategy: 3,700 (2006) – 5,000 (2036) MRSS Study Area: +1,300 = <b>1.17%pa</b>   Woodend Structure Plan: 3,415 (UCL) Urban Centre 2011   Amendment C84: <b>5,413 (2011) SSC</b>								
<b>State Suburb – Woodend</b> (Ashbourne/H Rock/Mt Macedon)								
Area of Count (km <sup>2</sup> )	152.4			69.5		-82.9	-54.4%	
Population	5,374			5,413		+39	+0.73%	+7.8 +0.15%
Dwellings – total	2,210			2,231		+21	+0.95%	+4.2 +0.19%
Unoccupied Private Dwellings	241	10.9%		229	10.8%	-12	-0.1%	
Occupied Private Dwellings								
Non-private Dwellings – Number / Persons								
Persons per Household	2.7			2.7				
Median age (population)	39			41				
Churn Rate (persons not at same address 5 years before)								
<b>Urban Centre (UCL) ABS – Woodend</b>								
Area of Count (km <sup>2</sup> )	6.2			5.9		-0.3	-4.8%	
Population	3,172			3,415		+243	+7.66%	+19.8 +1.5%
Dwellings - total	1,299			1,439		+140	+10.8%	+28 +2.16%
Unoccupied Private Dwellings	109	8.4%		136	9.9%	+27	+24.8%	
(68 private dwellings excluded 2011) Occupied Private Dwellings	1,190	91.6%		1,235	90.1%	+45	+3.78%	
Non-private Dwellings – Number / Persons				68?/				
	2.6			2.6				
Median age (population)	38			41				
Churn Rate (persons not at same address 5 years before)								
<b>Towns In Time - Woodend</b>								
Area of Count (km <sup>2</sup> )	6.22			5.9		-0.32	-5.1%	
Population	3,087			3,389		+302	+9.78%	+60.4 +1.96%
Dwellings – total	1,297			1,448		+151	+11.6%	+30.2 +2.3%
Unoccupied Private Dwellings	112	9.0%		141	10.0%	+29	+1.0%	
Occupied Private Dwellings								
Non-private Dwellings – Number / Persons	/14			/113		/+99	+707.1%	+19.8 +141.4%
Persons per Household	2.59			2.51		-0.05		
Median age (population)								
Churn Rate (persons not at same address 5 years before)	1,431	46.4%		1,691	49.9%	+260	+3.5%	
Visitors	78			126				

<sup>1</sup> ABS “Urban Centre” data, 2006 & 2011

<sup>1</sup> ABS “SSC” Quikstats data, 2006 & 2011

<sup>1</sup> Towns In Time, Department of Environment, Land Water & Planning [DELWP]

Note re private dwellings: 2006 ABS Urban Centre data for private dwellings (occupied/unoccupied) included dwellings for visitors only and other unclassifiable households. Dwellings with these characteristics are NOT included in occupied/unoccupied dwelling data in 2011.

<b>WOODEND C98: Precincts, Zones and ResCode Standards</b>		
<b>Precinct</b>	<b>Zone /Zone Schedule</b>	<b>ResCode (Clauses 54 &amp; 55) Standards</b>
<p>Note: <i>In the General Residential Zone and Neighbourhood Residential Zone, applications for more than one dwelling on a lot require a planning permit; applications for a single dwelling on a lot do not. Where a planning permit is not required, ResCode standards are applied through the building permit. ResCode standards do not apply to the LDRZ (permit required for single dwellings).</i></p>		
<b>1 Woodend Historic</b>	<p><b>Neighbourhood Residential Zone NRZ 2</b>            Permit for One Dwelling: <i>None specified</i>            Permit fence within 3m road: <i>None specified</i>            Minimum lot size: <b>600 sqm</b>            One dwelling only on lot: <i>Not specified</i>            Maximum Height: <i>None specified (zone default 8m)</i>            Application Requirements: <i>None specified</i>            Decision Guidelines: <i>None specified</i></p>	<p>Setback front: <b>6m</b> if vacant adjoining / default 9m or avge of adjoining (default)            Site coverage: <b>40%</b>            Permeability: <b>30%</b>            Landscaping: <b>B13 med dens 2 canopy trees</b> (1 in front)            Side setbacks: <b>2m</b> +0.3m/m (3.6 –6.9m), +1m (+6.9m)            Walls on Boundary:            Side – <b>0m /0m</b> exc. garage 5m behind house front wall            Rear – <b>On boundary</b> (default A11&amp; B18)            A17 Private open space: 80 sqm/20%, min 40sqm (def)            Secluded open space: <b>Minimum: 25sqm/5m dimension</b>            B28 Private open space: 40sqm (default)            Secluded open space: <b>25sqm/5m min dimension</b>            Fences: <b>None specified</b> – default 2m RDZ1, 1.5m other</p>
<b>2 Township Residential</b>	<p><b>General Residential Zone GRZ 2</b>            Medium density development areas</p> <p>Permit for dwelling on lot of 300 - 500 sqm: <i>None specified</i>            Permit for dwelling on lot more than 500 sqm: <b>Cannot specify in GRZ zone</b>            Maximum height: <b>8m</b>            Minimum lot size: <b>Cannot specify in GRZ zone</b>            Application Requirements: <i>None specified</i>            Decision Guidelines: <i>None specified</i></p>	<p>Setback front: 6m if vacant adjoining / 9m or avge of adjoining (default)            Site coverage: <b>60%</b> (default)            Permeability: <b>30%</b>            Landscaping: <b>B13 med dens 2 canopy trees</b> (1 in front)            Side setbacks: <b>2m</b> +0.3m/m (3.6 –6.9m), +1m (+6.9m)            Walls on Boundary:            Side – <b>0m /0m</b> exc. garage 5m behind house front wall            Rear – <b>On boundary</b> (default A11&amp; B18)            A17 Private open space: 80 sqm/20%, min 40sqm (def)            Secluded open space: <b>Minimum: 25sqm/5m dimension</b>            B28 Private open space: 40sqm (default)            Secluded open space: <b>25sqm/5m min dimension</b>            Fences: <b>None specified</b> – default 2m RDZ1, 1.5m other</p>
<b>3 Garden Setting</b>	<p><b>Neighbourhood Residential Zone NRZ 3</b>            Permit One Dwelling: <i>None specified</i>            Permit fence within 3m road: <i>None specified</i>            Minimum lot size: <b>600 sqm</b>            One dwelling only on lot: <i>Not specified</i>            Maximum Height: <i>None specified – 8m zone default</i>            Application Requirements: <i>None specified</i>            Decision Guidelines: <i>None specified</i></p>	<p>Setback front: <b>6m</b> if vacant adjoining / 9m or avge of adjoining (default)            Site coverage: <b>30%</b>            Permeability: <b>30%</b>            Landscaping: <b>B13 med dens 2 canopy trees</b> (1 in front)            Side setbacks: <b>2m</b> +0.3m/m (3.6 –6.9m), +1m (+6.9m)            Walls on Boundary:            Side – <b>0m /0m</b> exc. garage 5m behind house front wall            Rear – <b>On boundary</b> (default A11&amp; B18)            A17 Private open space: 80 sqm/20%, min 40sqm (def)            Secluded open space: <b>Minimum: 25sqm/5m dimension</b>            B28 Private open space: 40sqm (default)            Secluded open space: <b>25sqm/5m min dimension</b>            Fences: <b>None specified</b> – default 2m RDZ1, 1.5m other</p>
<b>4 Bush Setting</b>	<b>Neighbourhood Residential Zone NRZ 4</b>	Setback front: <b>6m</b> if vacant adjoining

<b>WOODEND C98: Precincts, Zones and ResCode Standards</b>		
<b>Precinct</b>	<b>Zone /Zone Schedule</b>	<b>ResCode (Clauses 54 &amp; 55) Standards</b>
	Permit One Dwelling: <i>None specified</i> Permit fence within 3m road: <i>None specified</i> Minimum lot size: <b>800 sqm</b> One dwelling only on lot: <i>Not specified</i> Maximum Height: <i>None specified (zone default 8m)</i> Application Requirements: <i>None specified</i> Decision Guidelines: <i>None specified</i>	<i>/ 9m or avge of adjoining (default)</i> Site coverage: <b>25%</b> Permeability: <b>30%</b> Landscaping: <b>B13 med dens 2 canopy trees (1 in front)</b> Side setbacks: <b>2m</b> +0.3m/m (3.6 –6.9m), +1m (+6.9m) Walls on Boundary: Side – <b>0m /0m</b> exc. garage 5m behind house front wall Rear – <b>On boundary</b> (default ResCode A11& B18) A17 Private open space: <b>80 sqm/20%, min 40sqm (def)</b> Secluded open space: <b>Minimum: 25sqm/5m dimension</b> B28 Private open space: <b>40sqm</b> Secluded open space: <b>25sqm/5m min dimension</b> Fences: <b>None specified</b> – default 2m RDZI, 1.5m other
<b>5 Bush Rural Living</b>	<b>Neighbourhood Residential Zone NRZ 5</b> Permit One Dwelling: <i>None specified</i> Permit fence within 3m road: <i>None specified</i> Minimum lot size: <b>2,000 sqm</b> One dwelling only on lot: <i>Not specified</i> Maximum Height: <i>None specified – 8m zone default</i> Application Requirements: <i>None specified</i> Decision Guidelines: <i>None specified</i>	Setback front: <b>10m</b> or average of existing buildings on <b>abutting</b> allotments facing the front street / <b>10m</b> if no existing building on either abutting allotments facing the same street Site coverage: <b>20%</b> Permeability: <b>30%</b> Landscaping: <b>B13 med dens 2 canopy trees (1 in front)</b> Side setbacks: <b>5m</b> +0.3m/m (3.6 –6.9m), +1m (+6.9m) Walls on Boundary: Side – <b>0m/0m</b> exc. garage 5m behind house front wall Rear – <b>On boundary</b> (default A11& B18) A17 Private open space: <b>None specified</b> B28 Private open space: <b>None specified</b> Fences: <b>None specified</b> – default 2m RDZI, 1.5m other
<b>6 Large Lot Rural Living</b>	<b>Low Density Residential Zone LDRZ</b> (existing) Minimum lot size (structure plan precinct and C98 LDRZ zone schedule): <b>4,000 sqm</b> <i>(C98 moves Ladye Place, Mt. Macedon Road and Bowen St area (from Bush Setting) to this precinct)</i>	No capacity to specify ResCode standards in LDRZ
<b>7 Large Lot Township</b>	<b>Neighbourhood Residential Zone NRZ 6</b> Permit One Dwelling: <i>None specified</i> Permit fence within 3m road: <i>None specified</i> Minimum lot size: <b>1,200 sqm</b> One dwelling only on lot: <i>Not specified</i> Maximum Height: <i>None specified – 8m zone default</i> Application Requirements: <i>None specified</i> Decision Guidelines: <i>None specified</i>	Setback front: <b>10m</b> or average of existing buildings on abutting allotments facing the front street / <b>10m</b> if no existing building on either abutting allotments facing the same street Site coverage: <b>25%</b> Permeability: <b>30%</b> Landscaping: <b>B13 med dens 2 canopy trees (1 in front)</b> Side setbacks: <b>5m</b> +0.3m/m (3.6 –6.9m), +1m (+6.9m) Walls on Boundary: Side – <b>0m/0m</b> exc. garage 5m behind house front wall Rear – <b>On boundary</b> (default A11& B18) A17 Private open space: <b>80 sqm/20%, min 40sqm (def)</b> Secluded open space: <b>Minimum: 25sqm/5m dimension</b> B28 Private open space: <b>40sqm (default)</b> Secluded open space: <b>25sqm/5m min dimension</b> Fences: <b>None specified</b> – default 2m RDZI, 1.5m other