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Proposed C157macr

SCHEDULE 14 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ14**.

MOLLISON STREET MALMSBURY

1.0 Neighbourhood character objectives

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- To provide residential development that is in keeping with the existing residential character of Malmsbury with larger lots, significant landscaping and generous setbacks.
- To promote wide frontages with visual breaks between dwellings surrounded by canopy trees.
- To support visual permeability and plantings in front and side setbacks to blend with the public realm.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 1,000 square metres

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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	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 associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 9 metres from streets
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 per cent
Permeability	A6 and B9	The site area covered by pervious surfaces should be at least 40 per cent
Landscaping	B13	In addition to the requirements of B13, development should provide for at least two canopy trees within the front setback
Side and rear setbacks	A10 and B17	A building not on or within 200mm of a boundary should be set back 3 metres from side or rear boundaries
Walls on boundaries	A11 and B18	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary 0 metres
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

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None specified.

6.0 Application requirements

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None specified.

7.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether a generous street setbacks have been provided.
- Whether canopy trees have been provided within the street setbacks that contribute to the character of the area.
- Whether side setbacks between dwellings and outbuildings are sufficient to provide visual breaks and accommodate landscape plantings.
- Whether lot sizes adequately meet the minimum lot size of 1,000 square metres.