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Proposed C154macr

SCHEDULE 13 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ13**.

MALMSBURY TOWNSHIP EAST

1.0 Neighbourhood character objectives

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To support residential development that respects the characteristics of the township fringe, comprising of larger lots, landscaping and generous street setbacks.

To support residential development that provides visual breaks between dwellings to promote visual permeability and the rural village character of the town.

To provide canopy trees in front, side and rear setbacks as a feature of residential development.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 2000 square metres.

3.0 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 from streets 12 metres, including lots abutting multiple streets
Site coverage	A5 and B8	The site area covered by buildings should not exceed 20 per cent
Permeability	A6 and B9	The site area covered by pervious surfaces should be at least 50 per cent
Landscaping	B13	In addition to the requirements of B13, development should provide for at least two canopy trees within the front setback Where the site is a corner or abuts multiple streets, at least one canopy tree should be provided within the secondary street setback
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries at least 5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres For any lot abutting multiple streets, the minimum street setback provision applies
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 any side or rear boundary of a lot should not abut the boundary for a length of no more than 0 metres
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

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

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None specified.

5.0 Application requirements

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None specified.

6.0

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Decision guidelines

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 generous street setbacks have been provided.
- Whether visual breaks between dwellings promote visual permeability.
- Whether canopy trees have been provided within the street setbacks that contribute to the character of the area.