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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 2,000 square metres.

3.0 Requirements of Clause 54 and Clause 55

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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

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None specified.

5.0 Application requirements

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None specified.

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