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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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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

5.0 Maximum building height requirement for a dwelling, small second 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 development provides sufficient space for visual breaks, visual permeability and landscape plantings.