

~~15/07/2013~~
~~C189~~

SCHEDULE MUZ₁ TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ₁**.

MORELAND MIXED USE AREAS

1.0 Objectives

~~15/07/2013~~
~~VC100~~~~C189~~

~~None specified~~ Ensure the design and siting of new buildings maximises landscaping throughout the site, including the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

2.0 Clause 54 and Clause 55 requirements

~~15/07/2013~~
~~C189~~

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p>None specified. <u>The development should include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:</u></p> <ul style="list-style-type: none"> • <u>At least one canopy tree located within the front setback that meets the following requirements:</u> <ul style="list-style-type: none"> – <u>Located in a permeable area within the site of at least 10m² and 4.5m wide</u> – <u>Reach a height of 6m-8m at maturity</u> – <u>Achieve a canopy width of at least 5m at maturity</u> • <u>At least one canopy tree located elsewhere on the site that meets the following requirements:</u> <ul style="list-style-type: none"> – <u>Located in a permeable area within the site of at least 4.5m x 4.5m</u> – <u>Reach a height of 6m-8m at maturity</u> – <u>Achieve a canopy width of at least 5m at maturity</u> • <u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u> • <u>Landscaping along any vehicle accessway.</u>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 Maximum building height requirement

15/07/2013
C-- None specified.

4.0 Exemption from notice and review

15/07/2013
C-- None specified.

5.0 Application requirements

~~15/07/2013~~
~~C189~~ ~~None specified.~~

The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan and irrigation system in accordance with this schedule.

6.0 Decision guidelines

~~15/07/2013~~
~~C189~~ ~~None specified.~~

The following decision guidelines apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether there is opportunity to retain existing vegetation.
- Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
- The suitability of the proposed location and soil volume of the canopy tree(s) for canopy tree health.
- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 2.0.

7.0 Signs

15/07/2013
C-- None specified.

--/20--
C189--

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

ACTIVITY CENTRES

1.0 Design objectives

--/20--
C189--

Ensure the design and siting of new buildings maximises landscaping throughout the site, including the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

4.2.0 Requirements of Clause 54 and Clause 55

--/20--
C189--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p><u>A minimum of one tree should be planted within the front setback, in accordance with the Moreland Tree Planting Manual for Residential Zones, 2014.</u></p> <p><u>The development should include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:</u></p> <ul style="list-style-type: none"> • <u>At least one canopy tree located within the front setback that meets the following requirements:</u> <ul style="list-style-type: none"> – <u>Located in a permeable area within the site of at least 10m² and 4.5m wide</u> – <u>Reach a height of 6m-8m at maturity</u> – <u>Achieve a canopy width of at least 5m at maturity</u> • <u>At least one canopy tree located elsewhere on the site that meets the following requirements:</u> <ul style="list-style-type: none"> – <u>Located in a permeable area within the site of at least 4.5m x 4.5m</u> – <u>Reach a height of 6m-8m at maturity</u> – <u>Achieve a canopy width of at least 5m at maturity</u> • <u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u> • <u>Landscaping along any vehicle accessway</u>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

23.0 Maximum building height requirement for a dwelling or residential building

30/04/2015
C153

None specified.

34.0 Application requirements

~~1/1/20~~
C189

The following application requirements apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan and irrigation system in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2019*. ~~An existing vegetation plan that shows any proposed tree removal.~~
- ~~▪ A landscaping works and planting plan that includes information on tree selection and planting, in accordance with the landscaping requirements of Clause 1.0 of this Schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*~~

45.0 Decision guidelines

~~1/1/20~~
C189

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides an appropriate transition to properties in an adjoining Zone.
- The requirements of Clause 22.01 Neighbourhood Character Local Policy.
- The requirements of Clause 22.08 Development of Four or More Storeys.
- Whether there is opportunity to retain existing vegetation.
- Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
- The suitability of the proposed location and soil volume of the canopy tree(s) for canopy tree health.
- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 2.0.
- The *Moreland Tree Planting Manual for Residential Zones*, ~~2014~~2019.

--/--/20--
C189--

SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**.

NEIGHBOURHOOD CENTRES

1.0 Design objectives

14/12/2017
C18959

To ensure built form outcomes are appropriate to the context of Moreland's Neighbourhood Centres.

To improve the quality of higher density and mixed use developments by providing appropriate built form guidance.

To improve amenity outcomes for residents in higher density and mixed use developments and for residents in adjacent buildings.

To ensure that new development makes a positive contribution to the public realm.

Ensure the design and siting of new buildings maximises landscaping throughout the site, including the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

2.0 Requirements of Clause 54 and Clause 55

--/--/20--
C189--

	Standard	Requirement
Minimum street setback	A3 and B	In accordance with Standard A3 or B6, or 3 metres, whichever is lesser. Balconies should not encroach into this setback.
Site coverage	A5	None specified
	B8	The site area covered by buildings should not exceed: Small lots (less than 750 square metres) – 60 per cent. Medium lots (751-1,999 square metres) – 70 per cent. Large lots (2,000 square metres or greater) – 80 per cent.
Permeability	A6 and B9	None specified
Landscaping	B13	<p><u>The development should provide canopy trees to meet the following requirements:</u></p> <ul style="list-style-type: none"> ● <u>At least one canopy tree located within the front setback that meets the following requirements:</u> <ul style="list-style-type: none"> – <u>Located in a permeable area within the site of at least 10m² and 4.5m wide</u> – <u>Reach a height of 6m-8m at maturity</u> – <u>Achieve a canopy width of at least 5m at maturity</u> ● <u>At least one canopy tree located elsewhere on the site that meets the following requirements:</u> <ul style="list-style-type: none"> – <u>Located in a permeable area within the site of at least 4.5m x 4.5m</u> – <u>Reach a height of 6m-8m at maturity</u> – <u>Achieve a canopy width of at least 5m at maturity</u> ● <u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u> ● <u>Landscaping along any vehicle accessway.</u>

	Standard	Requirement
		Development should provide at least one tree should in the front setback, in accordance with the Moreland Tree Planning Manual for Residential Zones, 2014.
Side and rear setbacks	A10 and B17	<p>Side Setbacks</p> <p>Any part of a building abutting a property within the Commercial 1 Zone, Mixed Use Zone or Residential Growth Zone should be setback:</p> <ul style="list-style-type: none"> ▪ Primary outlook (living areas): 4.5 metres from the property boundary. ▪ Secondary outlook (bedrooms, kitchens) or no outlook: 2 metres from the property boundary. <p>For any other zone: in accordance with Standard A10 or B17.</p> <p>Rear Setbacks</p> <ul style="list-style-type: none"> ▪ A minimum of 3 metres from the property boundary for any part of the building up to a height of 4 metres. ▪ A minimum of 6 metres from the property boundary for any part of a building exceeding 4 metres. ▪ A minimum of 8.6 metres for any part of a building exceeding 10.5 metres adjacent to a property in the Neighbourhood Residential Zone.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	Where a balcony is the only secluded private open space, it must have a minimum area of 8 square metres, a minimum width of 2 metres, and convenient access from a living room.
Front fence height	A20 and B32	None specified

3.0

14/12/2017
C159

Maximum building height requirement for a dwelling or residential building

Building height must not exceed 13.5 metres.

A permit cannot be granted to vary this requirement.

This does not apply to:

- Land where the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case building height must not exceed a height of 14.5 metres.
- Land subject to the Special Building Overlay, where the maximum building height may be exceeded by no more than the minimum additional building height required by the overlay provision.

The maximum building height may be exceeded for architectural features and service equipment including plant rooms, lift overruns, structures associated with green roof areas and other such equipment if all of the following are met:

- No more than 50% of the roof area is occupied by the equipment (other than solar panels).
- The equipment is located in a position on the roof so as to minimise additional overshadowing on neighbouring properties and public spaces.
- The equipment does not extend higher than 1.2 metres above the maximum building height.

- The equipment and screening is integrated into the design of the building to the satisfaction of the responsible authority. None specified.

4.0 Application requirements

~~189~~

The following application requirements apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan and irrigation system in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2019*. ~~A landscaping plan showing existing trees, any proposed tree removal, tree selection, and planting, prepared in accordance with Standard B13, Clause 2.0 of this Schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*.~~

5.0 Decision guidelines

~~189~~

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides an appropriate transition to properties in an adjoining Zone.
- Whether the development is consistent with the Moreland Neighbourhood Centres Strategy 2017 and any other policy or planning provision applying to the area.
- Whether an appropriate Building Type has been proposed as per Appendix One of the Moreland Neighbourhood Centres Strategy, 2017.
- Whether the development provides an appropriate transition to properties in an adjoining zone.
- Whether there is opportunity to retain existing vegetation.
- Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
- The suitability of the proposed location and soil volume of the canopy tree(s) for canopy tree health.
- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 2.0.
- Whether the development is consistent with the *Moreland Tree Planting Manual for Residential Zones, 2014, 2019*.

--/20--
C189-

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ1.

GENERAL RESIDENTIAL AREAS

1.0 Neighbourhood character objectives

--/20--
C189-

To promote a preferred neighbourhood character where the design and siting of new dwellings integrates generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/20--
C189-

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

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

--/20--
C189-

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

None specifiedNo

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

24.0 Requirements of Clause 54 and Clause 55

--/20--
C189-

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p><u>A minimum of 1 tree should be planted in the front setback, in accordance with the Moreland Tree Planting Manual for Residential Zones, 2014. The development should include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:</u></p> <p><u>At least one canopy tree within the front setback that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>For front setbacks of less than 4.5m:</u> <ul style="list-style-type: none"> - <u>Located within permeable area within the site of at least 10m² and 4.5m wide</u> - <u>Reach a height of 6m-8m at maturity</u> - <u>Achieve a canopy width of at least 5m at maturity</u> • <u>For front setbacks of 4.5m or more:</u>

Standard	Requirement	Requirement
		<ul style="list-style-type: none"> - <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> - <u>Reach a height of 8m-15m at maturity</u> - <u>Achieve a canopy width of at least 7m at maturity</u> <p><u>At least one canopy tree within the secluded private open space of each dwelling that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> • <u>Reach a height of 6m-8m at maturity</u> • <u>Achieve a canopy width of at least 5m at maturity</u> <p><u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u></p> <p><u>Additional planting should be provided along any vehicle accessway.</u></p>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

35.0

Maximum building height requirement for a dwelling or residential building

~~32.08~~
~~C189~~

None specified.

46.0

Application requirements

~~32.08~~
~~C189~~

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2019*.~~An existing vegetation plan that shows any proposed tree removal. A landscaping works and planting plan that includes information on tree selection and planting in accordance with the requirements of Clause 3.01 of this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*.~~

57.0

Decision guidelines

~~32.08~~
~~C189~~

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides an appropriate transition to properties in an adjoining zone.

- The requirements of Clause 22.01 Neighbourhood Character Local Policy.
- Whether there is opportunity to retain existing vegetation.
- Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
- The suitability of the proposed location and soil volume of the canopy tree(s) for canopy tree health.
- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 4.0.
- *The Moreland Tree Planting Manual for Residential Zones, 2019.*

--/20--
C189-

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

BALFE PARK PRECINCT, BRUNSWICK EAST

1.0 Neighbourhood character objectives

--/20--
C189-

~~None specified.~~ To promote a preferred neighbourhood character where the design and siting of new dwellings integrates generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/20--
C189-

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

23.0

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

--/20--
C189-

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

34.0

Requirements of Clause 54 and Clause 55

--/20--
C189-

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p>A minimum of 1 tree should be planted in the front setback, in accordance with the Moreland Tree Planting Manual for Residential Zones, 2014.</p> <p><u>The development should include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:</u></p> <p><u>At least one canopy tree within the front setback that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>For front setbacks of less than 4.5m:</u> <ul style="list-style-type: none"> - <u>Located within permeable area within the site of at least 10m² and 4.5m wide</u> - <u>Reach a height of 6m-8m at maturity</u> - <u>Achieve a canopy width of at least 5m at maturity</u> • <u>For front setbacks of 4.5m or more:</u>

	Standard	Requirement
		<ul style="list-style-type: none"> - <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> - <u>Reach a height of 8m-15m at maturity</u> - <u>Achieve a canopy width of at least 7m at maturity</u> <p><u>At least one canopy tree within the secluded private open space of each dwelling that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> • <u>Reach a height of 6m-8m at maturity</u> • <u>Achieve a canopy width of at least 5m at maturity</u> <p><u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u></p> <p><u>Additional planting should be provided along any vehicle accessway.</u></p>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

45.0

~~45.0~~
~~C189~~

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 14.5 metres and 4 storeys.

56.0

~~56.0~~
~~C189~~

Application requirements

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2019*. ~~An existing vegetation plan that showing existing vegetation.~~
- ~~▪ A landscaping works and planting plan that includes information on tree selection and planting in accordance with the requirements of Clause 3.01 of this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*.~~

67.0

~~67.0~~
~~C189~~

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides an appropriate transition to properties in an adjoining zone.
- The requirements of Clause 22.01 Neighbourhood Character Local Policy
 - Whether there is opportunity to retain existing vegetation.
 - Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
 - The suitability of the proposed location and soil volume for canopy tree health.
 - ~~▪ Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 4.0.~~
 -
- *The Moreland Tree Planting Manual for Residential Zones, 2019.*

--/20--
C189--

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

BRUNSWICK ACTIVITY CENTRE – SYDNEY ROAD AND UPFIELD CORRIDOR

1.0 Neighbourhood character objectives

--/20--
C189--

~~None specified.~~ To promote a preferred neighbourhood character where the design and siting of new dwellings integrates generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/20--
C189--

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

23.0

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

--/20--
C189--

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

34.0

Requirements of Clause 54 and Clause 55

--/20--
C189--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p>A minimum of 1 tree should be planted in the front setback, in accordance with the Moreland Tree Planting Manual for Residential Zones, 2014.</p> <p><u>The development should include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:</u></p> <p><u>At least one canopy tree within the front setback that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>For front setbacks of less than 4.5m:</u> <ul style="list-style-type: none"> – <u>Located within permeable area within the site of at least 10m² and 4.5m wide</u> – <u>Reach a height of 6m-8m at maturity</u> – <u>Achieve a canopy width of at least 5m at maturity</u> • <u>For front setbacks of 4.5m or more:</u>

	Standard	Requirement
		<ul style="list-style-type: none"> - <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> - <u>Reach a height of 8m-15m at maturity</u> - <u>Achieve a canopy width of at least 7m at maturity</u> <p><u>At least one canopy tree within the secluded private open space of each dwelling that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> • <u>Reach a height of 6m-8m at maturity</u> • <u>Achieve a canopy width of at least 5m at maturity</u> <p><u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u></p> <p><u>Additional planting should be provided along any vehicle accessway.</u></p>
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

45.0

~~42.0~~
~~C189~~

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 25 metres and 8 storeys.

56.0

~~53.0~~
~~C189~~

Application requirements

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2019*.~~An existing vegetation plan that shows any proposed tree removal.~~
- ~~A landscaping works and planting plan that includes information on tree selection and planting in accordance with the requirements of Clause 3.01 of this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*.~~

67.0

Decision guidelines

--/20--
C189--

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides an appropriate transition to properties in an adjoining zone.
- The requirements of Clause 22.01 Neighbourhood Character Local Policy.
- Whether there is opportunity to retain existing vegetation.
- Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
- The suitability of the proposed location and soil volume of the canopy tree(s) for canopy tree health.
- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 4.0.
- The *Moreland Tree Planting Manual for Residential Zones, 2019*.

--/20--
C189-

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

44-46 DAVID STREET, BRUNSWICK

1.0 Neighbourhood character objectives

--/20--
C189

~~None specified.~~ To promote a preferred neighbourhood character where the design and siting of new dwellings integrates generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/20--
C189-

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

23.0

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

--/20--
C189-

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

34.0

Requirements of Clause 54 and Clause 55

--/20--
C189-

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p>A minimum of 1 tree should be planted in the front setback, in accordance with the Moreland Tree Planting Manual for Residential Zones, 2014.</p> <p><u>The development should include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:</u></p> <p><u>At least one canopy tree within the front setback that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>For front setbacks of less than 4.5m:</u> <ul style="list-style-type: none"> - <u>Located within permeable area within the site of at least 10m² and 4.5m wide</u> - <u>Reach a height of 6m-8m at maturity</u> - <u>Achieve a canopy width of at least 5m at maturity</u> • <u>For front setbacks of 4.5m or more:</u>

Standard	Requirement
	<ul style="list-style-type: none"> - <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> - <u>Reach a height of 8m-15m at maturity</u> - <u>Achieve a canopy width of at least 7m at maturity</u> <p><u>At least one canopy tree within the secluded private open space of each dwelling that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> • <u>Reach a height of 6m-8m at maturity</u> • <u>Achieve a canopy width of at least 5m at maturity</u> <p><u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u></p> <p><u>Additional planting should be provided along any vehicle accessway.</u></p>
Side and rear setbacks	A10 and B17 None specified
Walls on boundaries	A11 and B18 None specified
Private open space	A17 None specified
	B28 None specified
Front fence height	A20 and B32 None specified

45.0

~~45.0~~
~~C189~~

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres and 4 storeys.

56.0

~~56.0~~
~~C189~~

Application requirements

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2019*.~~An existing vegetation plan that shows any proposed tree removal.~~
- ~~▪ A landscaping works and planting plan that includes information on tree selection and planting in accordance with the requirements of Clause 3.01 of this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*.~~

67.0

~~67.0~~
~~C189~~

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides an appropriate transition to properties in an adjoining zone.
- The requirements of Clause 22.01 Neighbourhood Character Local Policy.
- Whether there is opportunity to retain existing vegetation.
- Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
- The suitability of the proposed location and soil volume of the canopy tree(s) for canopy tree health.
- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 4.0.
- The *Moreland Tree Planting Manual for Residential Zones, 2019*.

--/20--
C189--

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ1.

~~LOW DENSITY RESIDENTIAL~~ NEIGHBOURHOOD RESIDENTIAL AREAS

1.0 Neighbourhood character objectives

--/20--
C189--

~~None specified.~~ To promote a preferred neighbourhood character where the design and siting of new dwellings integrates generous landscaping through the retention of existing canopy trees (where practical) and the planting of new canopy trees and vegetation.

2.0 Minimum subdivision area

21/12/2017
GC76

-None specified.

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

21/12/2017
GC76

	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

--/20--
C189--

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	<p>A minimum of 1 tree should be located within both the front setback and the secluded private open space of each dwelling, in accordance with the Moreland Tree Planting Manual for Residential Zones, 2014</p> <p><u>The development should include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:</u></p> <p><u>At least one canopy tree within the front setback that meets the following requirements:</u></p> <ul style="list-style-type: none"> • <u>For front setbacks of less than 4.5m:</u> <ul style="list-style-type: none"> - <u>Located within permeable area within the site of at least 10m² and 4.5m wide</u> - <u>Reach a height of 6m-8m at maturity</u> - <u>Achieve a canopy width of at least 5m at maturity</u> • <u>For front setbacks of 4.5m or more:</u> <ul style="list-style-type: none"> - <u>Located within a permeable area within the site of at least 4.5m x 4.5m</u> - <u>Reach a height of 8m-15m at maturity</u>

Standard	Requirement
	<p><u>– Achieve a canopy width of at least 7m at maturity</u></p> <p><u>At least one canopy tree within the secluded private open space of each dwelling that meets the following requirements:</u></p> <ul style="list-style-type: none"> <u>• Located within a permeable area within the site of at least 4.5m x 4.5m</u> <u>• Reach a height of 6m-8m at maturity</u> <u>• Achieve a canopy width of at least 5m at maturity</u> <p><u>Where a vehicle accessway is provided, the canopy tree(s) should be located to provide shading to the vehicle accessway, if practical.</u></p> <p><u>Additional planting should be provided along any vehicle accessway.</u></p>
Side and rear setbacks	A10 and B17 None specified
Walls on boundaries	A11 and B18 None specified
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

~~–/–/20–
C189–~~

None specified.

6.0 Application requirements

~~–/–/20–
C189–~~

The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan showing existing vegetation retained (on the subject site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection, planting plan and irrigation in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones*.~~An existing vegetation plan that shows any proposed tree removal.~~
- ~~A landscaping works and planting plan that includes information on tree selection and planting in accordance with the requirements of Clause 3.10 of this Schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*.~~

7.0 Decision guidelines

~~–/–/20–
C189–~~

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:

- The requirements of Clause 22.01 Neighbourhood Character Local Policy.
- Whether there is opportunity to retain existing vegetation.

- Whether the landscaping will provide suitable shading and cooling of the urban environment to reduce heat absorption and re-radiation of hard surfaces.
- The suitability of the proposed location and soil volume for canopy tree health.
- Whether an alternative combination of canopy trees or climbers will achieve an equivalent or increased canopy cover to the requirements listed in Clause 4.0.
- The *Moreland Tree Planting Manual for Residential Zones*, ~~2019~~, ~~2014~~