

21/12/2017
GC76

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

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None specified.

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

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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

3.0 Requirements of Clause 54 and Clause 55

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| | 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 | A minimum of 1 tree should be planted in the front setback, in accordance with the <i>Moreland Tree Planting Manual for Residential Zones, 2014</i> . |
| 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 |

4.0 Maximum building height requirement for a dwelling or residential building

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

5.0 Application requirements

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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:

- 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 3.0 of this Schedule and the *Moreland Tree Planting Manual for Residential Zones, 2014*.

6.0 Decision guidelines

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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.
- The *Moreland Tree Planting Manual for Residential Zones, 2014*.