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SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

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

NEIGHBOURHOOD CENTRES

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Design objectives

- 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.

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	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	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

	Standard	Requirement
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

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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.

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Application requirements

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:

- 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*.

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Decision guidelines

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:

- 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 the development is consistent with the *Moreland Tree Planting Manual for Residential Zones, 2014*.