

21/12/2017  
GC76

**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**

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**Neighbourhood character objectives**

None specified.

**2.0**

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

**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**

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**Requirements of Clause 54 and Clause 55**

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

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**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.

**5.0**

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**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:

- 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**

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