01/09/2021
C189more

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

01/09/2021
C189more

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

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

03/05/2024
VC255

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
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

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

03/05/2024
VC255

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

5.0 Application requirements

03/05/2024
VC255

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 site and adjacent to the site, as appropriate) and any proposed for removal, tree and vegetation selection and planting plan in accordance with this schedule and the *Moreland Tree Planting Manual for Residential Zones, 2019* .

6.0 Decision guidelines

03/05/2024
VC255

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.
- 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 3.0.
- Whether the development is consistent with the *Moreland Tree Planting Manual for Residential Zones, 2019.*