

MORNINGTON PENINSULA PLANNING SCHEME

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Proposed
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SCHEDULE 13 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ13**.

BUSH COASTAL 2

1.0 Neighbourhood character objectives

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To ensure new built form respects the preferred Modern style and responds to the bush coastal character by fitting within the streetscape and wider coastal landscape setting.

To provide spacious setbacks of buildings, that retain the existing street rhythm and allow for the retention of native coastal vegetation.

To encourage space to provide native trees and planting within the public and private realm to strengthen the native coastal scrub setting of dwellings.

To ensure the prominence of car parking structures and accessways is minimised.

To maintain the minimal delineation between the public and private realm with no or low and permeable, front fences.

2.0 Minimum subdivision area

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None specified.

3.0 Requirements of Clause 54 and Clause 55

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	Standard	Requirement
Minimum street setback	A3 and B6	If the site is not on a corner, walls of buildings should be set back from the front street at least: - the average distance of the setbacks of the front walls of the existing buildings on both abutting allotments facing the front street or 9 metres, whichever is the lesser, if both abutting allotments facing the front street have an existing building. - the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser, if only one abutting allotment facing the front street has an existing building. 7.5 metres for all streets, if there is no existing building on both abutting allotments facing the front street. If the site is on a corner, walls of buildings should be set back from the front street at least: - the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. 7.5 metres for all streets, if there is no existing building on the abutting allotment facing the front street. If the site is on a corner, walls of buildings should be set back from a side street at least the same distance as the setback of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 40 per cent.

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	Standard	Requirement
Permeability	A6 and B9	The site area covered by pervious surfaces should be at least 40 per cent.
Landscaping	B13	An area with minimum dimensions of 5 metres by 5 metres should be provided in the front setback, and at least one canopy tree should be planted in this area.
Side and rear setbacks	A10 and B17	A new building not on or within 200 mm of a boundary should be set back at least: 3 metres from a side boundary, plus 1 metre for every metre of height over 7.9 metres. 5 metres from a rear boundary.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	None specified.
	B28	None specified.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: 1.8 metres, for a street in a Transport Zone 2. 1.2 metres, for all other streets.

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Maximum building height requirement for a dwelling or residential building

None specified.

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Application requirements

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, drawn to scale and prepared by a suitably qualified landscape professional. The plan must contain the following information:
 - A survey that shows the location and botanical names of all existing vegetation to be retained and those to be removed.
 - A planting schedule of all proposed trees, shrubs and ground covers, including location, botanical names, common names, pot sizes, width and height at maturity, and quantity of each plant.
 - The per cent of species selection, by type and number, that is indigenous to the local Ecological Vegetation Class (EVC) – the indigenous component should be at least 50 per cent.
 - The pot size and height of all trees and shrubs during installation – trees should have a minimum pot size of 250 millimetres and minimum height of 1.5 metres while shrubs should have a minimum pot size of 200 millimetres.
 - The location of easements, both proposed and existing – trees with a mature height over 5 metres should not be planted over easements.
 - The delineation of all excavation, garden beds, paving, grassed areas, retaining walls, fences and other landscape works.
 - Details of landscaping and planting within all open areas of the site.
 - Details of any tree protection methods required in accordance with Australian Standard *AS 4970-2009 Protection of trees on development sites*.
 - Notes regarding site preparation, including the removal of all weeds, proposed mulch, planting instructions, plant establishment procedures and any specific maintenance requirements.

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If the land is in a bushfire prone area, landscaping should be of a low-threat bushfire risk as defined in c2.2.3.2 of Australian Standard *AS 3959-2018 Construction of buildings in bushfire-prone areas*.

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Decision guidelines

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:

- Whether buildings have a lightness of structure through details including balconies, verandahs and light transparent balustrading.
- Whether new buildings are designed and sited to take into account the sharing of view corridors from nearby properties and public areas where reasonable and practical.
- Whether new buildings are designed and sited with consideration of the topography of the land and minimise excavation and fill.
- Whether the finishes of buildings utilise natural materials and tones to fit in with the vegetated coastal landscape setting.
- Whether new buildings avoid creating a silhouette above the existing native tree canopy line when viewed from surrounding streets and properties.
- Whether the siting of buildings allow for new plantings and the retention of remnant native shrubs and canopy trees around buildings and in private open space. Whether a reduced side setback from one side boundary is appropriate having regard to the building rhythm within the streetscape.
- Whether the vegetation remains the dominant feature of the streetscape.
- The extent to which the selection of plant species is from the local EVC.
- Whether the landscaping is of a low-threat bushfire risk, if the land is in a bushfire prone area.
- Whether the garage or carport is set behind the dwelling façade.
- Whether hard surfaces are minimised in front yards, including driveways.
- Whether the height and permeability of fencing allows views to front gardens.