

Terrain Consulting Group Pty Ltd

Land Development Services



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19 December 2019

Moreland City Council
Locked Bag 10
MORELAND VIC 3058

ATT: Strategic Planning Department

Dear Sir/Madam,

Re: Amendment C189

We advise that Terrain Consulting Group wishes to object to proposed amendment C189 which seeks to introduce new landscaping requirements into the Moreland Planning Scheme.

Other than the Residential Growth Zone and the Mixed Use Zone, the variation to Standard B13 (Landscaping) in the Schedule of the Neighbourhood Residential Zone and the General Residential Zone includes the same prescriptive landscaping requirements.

As such, these requirements fail to provide any distinction in the expected landscaping outcomes between the Neighbourhood Residential Zone and the General Residential Zone which each support housing growth at different scales.

These stringent landscaping requirements will restrict housing growth and diversity within the municipality, especially within the residential zones which support increased housing growth and diversity.

The proposed requirement to provide a minimum dimension of 4.5 metres for the planting of canopy trees is unfounded and will result in secluded private open space areas to be greater than the requirements of Standard B28 of Clause 55.05-4 (Private Open Space) which requires a minimum dimension of 3 metres.

The mandatory Garden Area provisions that are currently in place within the Neighbourhood Residential Zone and the General Residential Zone, ensures that an appropriate percentage of the site is allocated to garden area and the planting of canopy trees.

It is important to note that the mandatory Garden Area provisions do not apply for properties in the Residential Growth Zone and Mixed Use given it is recognised that these sites will accommodate increased housing growth. The same level of recognition has not been provided by amendment C189 given the variation to Standard B13 will also apply to the Residential Growth Zone and Mixed Use Zone.

The inclusion of the proposed landscaping requirements will result in a reduction of site coverages, thus resulting in the internal dimensions and internal amenity of dwellings being reduced.

We welcome the opportunity to amplify our concerns in greater detail at the Panel Hearing scheduled for the consideration of Submissions.

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Encl.