

--/--/---
Proposed C126latr

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

TOONGABBIE RESIDENTIAL AREA

1.0 Neighbourhood character objectives

--/--/---
Proposed C126latr

To reinforce the spacious character and ‘rural’ feel of existing residential areas through generous setbacks, and no or low open style front fences.

To encourage new development to have regard to the existing street pattern and strengthen vistas and views to distinctive natural and heritage features.

To avoid sitting garages, carports and outbuildings in front of the predominant wall of the front facade of the dwelling and setback walls on the boundary behind the predominant front façade line.

To provide adequate space for vegetated front gardens that include canopy trees, and maintain the landscape character of streetscapes by retaining significant trees on private land, wherever possible.

To maximise the use of permeable surfaces for driveways and car parking areas, where practical.

2.0 Minimum subdivision area

--/--/---
Proposed C126latr

The minimum lot size for subdivision is 1000 square metres.

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

--/--/---
Proposed C126latr

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	1000 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	1000 square metres

4.0 Requirements of Clause 54 and Clause 55

--/--/---
Proposed C126latr

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 7.5 metres. When porches, pergolas and verandahs are less than 3.6 metres high, eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 40 percent.
Permeability	A6 and B9	At least 50 per cent of the site should not be covered by impervious surfaces.
Landscaping	B13	The landscape layout and design should provide for at least one canopy tree in the front setback garden area per dwelling facing the street.
Side and rear setbacks	A10 and B17	Side setbacks A new building not on or within 200 mm of a boundary should be setback from side boundaries 1.5 metres, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre over 6.9m. Rear Setbacks

	Standard	Requirement
		A new building not on or within 200 mm of a boundary should be setback from rear boundaries at least 5 metres.
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 road in a Road Zone, Category 1 should not exceed 1.5 metres in height, or 1.2 metres for all other streets.

5.0

Proposed C126latr

Maximum building height requirement for a dwelling or residential building

None Specified

6.0

Proposed C126latr

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 specifying:
 - Existing and proposed features and vegetation,
 - Hardscape and softscape finishes,
 - Location of informal car parking and storage, and
 - Safe access and egress for pedestrians, cyclists and vehicles.

7.0

Proposed C126latr

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 the proposal will adversely affect the significance, character or appearance of an adjacent heritage place.
- Whether the development minimises access from development and individual allotments to the Main street (Traralgon-Maffra Road).
- Whether the proposal has regard to the Latrobe City Council Urban Design Guidelines.
- Whether the form, scale and massing of a new development ensures the appearance of space between dwellings.
- Whether the design and material palette respect the neighbourhood character.
- Whether the design and setback of upper storey minimise the dominance of buildings within the streetscape.
- Whether the walls on boundaries ensure a complimentary streetscape rhythm and equitable development outcome.
- Where an increased side setback is provided on one side boundary, the side setback on a second side may be reduced.

LATROBE PLANNING SCHEME

- Whether development encourages retention of existing native vegetation and significant canopy trees.
- Whether the development responds appropriately to any identified environmental constraints and service limitations.