

29/06/2023
C126latr**SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ5**.**TOONGABBIE RESIDENTIAL AREA****1.0**29/06/2023
C126latr**Neighbourhood character objectives**

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 siting garages, carports and outbuildings in front of the predominant wall of the front facade of the dwelling and encourage walls constructed on the boundary to be set back 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.

2.029/06/2023
C126latr**Minimum subdivision area**

The minimum lot size for subdivision is 1000 square metres.

3.029/06/2023
C126latr**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

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

4.029/06/2023
C126latr**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 7.5 m. When porches, pergolas and verandahs are less than 3.6 m high, eaves may encroach not more than 2.5 m into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 40 per cent.
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 1 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 m, plus 0.3 m for every metre of height over 3.6 m up to 6.9 m, plus 1 m for every metre over 6.9 m. 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 m.
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 m of a road in a Transport Zone Category 2 should not exceed 1.5 m in height, or 1.2 m for all other streets.

5.029/06/2023
C126latr**Maximum building height requirement for a dwelling or residential building**

None specified.

6.029/06/2023
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.
 - Safe access and egress for pedestrians, cyclists and vehicles.

7.029/06/2023
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 the development and individual lots to 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 new development creates the appearance of space between dwellings.
- Whether the design and material palette respects the neighbourhood character.
- Whether the design and setback of upper storeys minimise the dominance of buildings within the streetscape.
- Whether the walls on boundaries will result in 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 the development encourages retention of existing native vegetation and significant canopy trees.
- Whether the development responds appropriately to any identified environmental constraints or service limitations.