

21/11/2019
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SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

TRARALGON TRANSIT CITY PRECINCT

1.0

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Design objectives

To facilitate development of smaller housing types comprising apartments, shop-top housing, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on land of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

2.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	3.0 metres Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within front setback garden area.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	1.2 metres

3.0

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Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 16.5 metres above natural ground level.

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

LATROBE PLANNING SCHEME

- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.
- Whether the proposed development provides adequate spacing between it and the adjoining building.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether the proposed development presents activated and articulated facades to adjoining streets including on corner lots.