

21/11/2019
C105latr**SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

Shown on the planning scheme map as **RGZ2**.

COMPACT LIVING WITH SPECIAL CHARACTER**1.0**21/11/2019
C105latr**Design objectives**

To provide for a compact urban form that retains a garden appearance and wide streetscape, whilst enabling increased housing density and diversity that is sympathetic to identified heritage values.

To ensure that the design and siting of new buildings does not dominate the streetscape or compromise identified heritage character.

To ensure upper levels of buildings are set back to minimise dominance within the streetscape.

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

2.021/11/2019
C105latr**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
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

3.021/11/2019
C105latr**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 13.5 metres above natural ground level.

4.021/11/2019
C105latr**Application requirements**

None specified.

5.021/11/2019
C105latr**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:

- Whether the design of new developments exceeding 9 metres above natural surface level provides a stepped or graduated elevation treatment to the adjoining General Residential Zone, Neighbourhood Residential Zone or land located within a Heritage Overlay.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- On corner sites, buildings should address both street frontages with either openings and/or windows at street level.

LATROBE PLANNING SCHEME

- The scale and design of the development against the heritage significance of adjoining heritage sites and precincts.
- The front setback of a new building should not be set forward from an adjoining heritage building.