

21/11/2019
C105latr

SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ4**.

CHURCHILL ACTIVITY CENTRE

1.0

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Design objectives

To facilitate development of smaller housing types comprising apartments, 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 large lots 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 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 13.5 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:

- Whether the development supports the character of wide, vibrant and vegetated streetscapes.

LATROBE PLANNING SCHEME

- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether access points provided in the development are safe and accessible and promote a walkable neighbourhood by providing adequate space for car parking in front of garaged and carports within the property boundary.
- 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.