SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ3.

NEW ESTATES

1.0

Neighbourhood character objectives

To establish and reinforce a spacious regional suburban character of new neighbourhoods by requiring adequate front and side setbacks of buildings and encouraging a garden streetscape with canopy trees.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

To encourage buildings to be offset from one side boundary.

To encourage a lack of front fencing and generous front setbacks to allow for landscaping.

To encourage openness of the streetscapes with no or low front fencing and generous front setbacks to allow for landscaping.

2.0

Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

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

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

Yes

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6, None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8, None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9, None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13, One canopy tree in front setback garden area with no less than 50% planted or grassed landscape area</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17, A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries</td>
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</table>
### LATROBE PLANNING SCHEME

**Requirement Standard**

<table>
<thead>
<tr>
<th>Standard</th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rear setbacks as specified in Standards A10 and B17 continue to apply</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18 None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17 None specified</td>
</tr>
<tr>
<td></td>
<td>B28 None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32 None specified</td>
</tr>
</tbody>
</table>

**Maximum building height requirement for a dwelling or residential building**

None specified.

**Application requirements**

None specified.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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 the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.
- Whether buildings walls on boundaries are setback from the building façade.