

21/11/2019
C105latr**SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ3**.**NEW ESTATES****1.0**21/11/2019
C105latr**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.

2.021/11/2019
C105latr**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

3.021/11/2019
C105latr**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

4.021/11/2019
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 in front setback garden area with no less than 50% planted or grassed landscape area
Side and rear setbacks	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

LATROBE PLANNING SCHEME

	Standard	Requirement
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0

21/11/2019
C105latr

Maximum building height requirement for a dwelling or residential building

None specified.

6.0

21/11/2019
C105latr

Application requirements

None specified.

7.0

21/11/2019
C105latr

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.