29/06/2023
C126latr

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5** .

TOONGABBIE RESIDENTIAL AREA

1.0 Neighbourhood character objectives

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To reinforce the spacious character and 'rural' feel of existing residential areas through generous setbacks and no or low open style front fences.

To encourage new development to have regard to the existing street pattern and strengthen vistas and views to distinctive natural and heritage features.

To avoid siting garages, carports and outbuildings in front of the predominant wall of the front facade of the dwelling and encourage walls constructed on the boundary to be set back behind the predominant front façade line.

To provide adequate space for vegetated front gardens that include canopy trees and maintain the landscape character of streetscapes by retaining significant trees on private land, wherever possible.

To maximise the use of permeable surfaces for driveways and car parking areas, where practical.

2.0 Minimum subdivision area

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The minimum lot size for subdivision is 1000 square metres.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	A front fence within 3 m of a road in a Transport Zone Category 2 should not exceed 1.5 m in height, or 1.2 m for all other streets.

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan specifying:
  - Existing and proposed features and vegetation.

- Hardscape and softscape finishes.
- Location of informal car parking and storage.
- Safe access and egress for pedestrians, cyclists and vehicles.

6.0 Decision guidelines

02/10/2025
C149latr

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will adversely affect the significance, character or appearance of an adjacent heritage place.
- Whether the development minimises access from the development and individual lots to Main Street (Traralgon-Maffra Road).
- Whether the proposal has regard to the Latrobe City Council Urban Design Guidelines.
- Whether the form, scale and massing of new development creates the appearance of space between dwellings.
- Whether the design and material palette respects the neighbourhood character.
- Whether the design and setback of upper storeys minimise the dominance of buildings within the streetscape.
- Whether the walls on boundaries will result in a complimentary streetscape rhythm and equitable development outcome.
- Where an increased side setback is provided on one side boundary, the side setback on a second side may be reduced.
- Whether the development encourages retention of existing native vegetation and significant canopy trees.
- Whether the development responds appropriately to any identified environmental constraints or service limitations.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.