

29/03/2018
C177**SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE**

Shown on the planning scheme map as **MUZ3**.

PUBLIC HOUSING RENEWAL - FLEMINGTON ESTATE, FLEMINGTON**1.0 Objectives**29/03/2018
C177

- To facilitate the renewal of Flemington Estate.
- To provide for housing diversity.
- To integrate with the surrounding area and to minimise the loss of trees on the site through increased building heights.
- To provide for limited non-residential uses in appropriate locations where potential amenity impacts as a result of the uses can be appropriately managed.
- To provide ground floor activation through non-residential uses in appropriate locations.

2.0 Clause 54 and Clause 55 requirements29/03/2018
C177

	Standard	Requirement
Minimum street setback	A3 and B6	3 metres from Victoria Street
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	3 metres from 220 Racecourse Road (Hopeton Early Years Centre).
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

3.0 Maximum building height requirement29/03/2018
C177

None specified.

4.0 Exemption from notice and review29/03/2018
C177

None specified.

5.0 Application requirements29/03/2018
C177

None specified.

6.0 Decision guidelines29/03/2018
C177

The following decision guidelines apply to an application for a permit under clause 32.04, in addition to those specified in clause 32.04 and elsewhere in the scheme:

- Whether the proposal meets the objectives of this Schedule.

- Whether the built form and land use response is consistent with the requirements of Schedule 8 to the Development Plan Overlay within the Moonee Valley Planning Scheme.