

11/12/2014
C88

SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ2**.

'THE MILL AT WARRNAMBOL' REDEVELOPMENT, HARRIS STREET, WARRNAMBOOL

1.0

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Objectives

To provide a mix of community, public use, convenience retailing and /or tourism uses.

To provide a high quality, well designed, energy efficient development that contributes to the surrounding land use context.

To intergrate future development with surrounding public land.

To provide a unique sense of place that reflects the historical and social significance of the former Woollen Mill.

To contain built form within the the parameters of the existing mill structures.

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Clause 54 and Clause 55 requirements

	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	None specified
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	None specified

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Maximum building height requirement

A building must not exceed a height of 14 metres.

4.0

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Exemption from notice and review

The following applications are exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act:

- construct or extend one or more dwellings on a lot or on common property
- construct a building or construct or carry out works for a use in section 2, other than industry and warehouse.

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Application requirements

An application must be accompanied by the following information, as appropriate:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:

- The layout of proposed buildings and works.
- An elevation of the building and design.
- Setbacks to property boundaries.
- A mix of community, public use, convenience retailing and tourism uses.
- Proposed landscaping areas including treatment of the Lake Pertobe and Merri River interface.
- All proposed access and public pedestrian / cycle areas, including public access to the Merri River corridor.
- Details of any publicly accessible viewing tower, platform, lookout or similar feature including details of how direct views into existing adjoining lots can be obscured.
- A servicing report that identifies the location of easements and services and explains how:
 - The site can be adequately drained, sewerred and supplied with water to the satisfaction of Wannon Water.
 - Existing water supply and drainage assets can be accommodated or relocated to the satisfaction of Wannon Water.

6.0

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Decision guidelines

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 buildings are within the parameters of the existing mill structures, being between 9 metres and 14 metres above ground level.