

09/02/2017
C101

SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE

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

811-821, 823 AND 825 RAGLAN PARADE, WARRNAMBOOL

1.0

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Objectives

To provide a flexible site development framework which provides for a range of accommodation, office, retail and/or warehouse uses which complement the mixed-use function of the locality.

To encourage quality development through a high standard of innovative urban design, built form and landscaping.

To ensure car parking and vehicle access does not dominate front setbacks of new buildings.

To ensure the interface with adjoining industrial uses is addressed through appropriate landscape buffers.

2.0

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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

3.0

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Maximum building height requirement

None specified.

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 a building or construct or carry out works for a use in Section 2 of Clause 32.04-2 (other than Industry).

5.0

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Application requirements

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

Plans drawn to scale and dimensioned which show:

- The boundaries of land and proposed development parcels.
- Any sites of heritage significance and the means by which they will managed.

- The layout of proposed buildings and works.
- An elevation of the building design and height.
- High standard of design treatment and activation of frontages to Raglan Parade.
- Indicative uses for proposed buildings.
- The relationship of existing or proposed uses on the land and adjoining land.
- Setbacks to property boundaries including appropriate interface treatments and measures to protect amenity of future residents.
- All proposed driveway, car parking, loading areas.
- Proposed landscape areas.

Traffic Management Assessment which includes:

- Estimated vehicle and pedestrian generation levels.
- Ingress and egress points and estimated levels of usage.
- The number of car parking spaces, allocation and location of car parking on the land.
- Provision for the loading and unloading of vehicles.
- Provision of bicycle facilities.

Landscape Concept Plan which includes:

- A description of the landscape design approach to be applied.
- Landscape treatments to sensitive interfaces.

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 the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings.
- Whether the development will provide for a range of accommodation, office, retail and/or warehouse uses which complement the mixed-use function of the locality.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- The interface with adjoining zones, especially the relationship with adjoining industrial uses.