

24/03/2016
C139

SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE

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

LAND AT 136-138 & 140-146 GLEN EIRA ROAD, ELSTERNWICK

1.0

24/03/2016
C139

Objectives

To allow for medium rise mixed use development that transition appropriately to existing residential areas.

To ensure that the height, scale, bulk and setbacks of new development is compatible with the surrounding area.

2.0

24/03/2016
C139

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	First storey (ground level) rear setback – 4 metres from a property in the Neighbourhood Residential Zone. Second storey rear setback – 5.5 metres from a property in the Neighbourhood Residential Zone. Third storey rear setback – 11.5 metres from a property in the Neighbourhood Residential Zone.
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

24/03/2016
C139

Maximum building height requirement

A building must not exceed a height of 10.5 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 11.5 metres.

A lift overrun may exceed the abovementioned mandatory height requirements by no more than 1.5 metres

4.0

24/03/2016
C139

Exemption from notice and review

None specified.

5.0

24/03/2016
C139

Application requirements

None specified.

6.0

24/03/2016
C139

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:

GLEN EIRA PLANNING SCHEME

- Whether the development provides for an appropriate visual transition to properties in the Neighbourhood Residential Zone.