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**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**

**Objectives**

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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**

**Clause 54 and Clause 55 requirements**

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	<b>Standard</b>	<b>Requirement</b>
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	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.
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	None specified
<b>Front fence height</b>	A20 and B32	None specified

**3.0**

**Maximum building height requirement**

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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**

**Exemption from notice and review**

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None specified.

**5.0**

**Application requirements**

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None specified.

**6.0**

**Decision guidelines**

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