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SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE

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

FLEMINGTON ESTATE

This Schedule applies to the Flemington estate, being 12-71 Holland Court, 120-130 Racecourse Road and 24-66 Victoria Street, Flemington (referred to in this Schedule as 'the site').

1.0

Objectives

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- To facilitate the renewal of Flemington estate.
- To provide for housing diversity and increased densities.
- To minimise the loss of trees on the site through increased building heights.
- To integrate with the surrounding area.
- To provide ground floor activation through non-residential uses in appropriate locations.

2.0

Clause 54 and Clause 55 requirements

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	Standard	Requirement
Minimum street setback	A3 and B6	None specified 3m 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	None specified 3m from 220 Racecourse Road (Hopetoun 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 requirement

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None specified

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 which must be considered, as appropriate, by the responsible authority:

- 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.