

03/03/2011  
C92**SCHEDULE 3 TO THE MIXED USE ZONE**

Shown on the planning scheme maps as MUZ3.

**STRATEGIC CORRIDORS – COMMERCIAL AND RESIDENTIAL DENSITY****1.0 Objectives**

To guide new multi-storey development to ensure a mix of commercial uses at ground level with active frontages and a diversity of residential dwellings and densities on the upper levels are provided in line with the St Georges Road Corridor Urban Design Framework 2013.

**Clause 54 and Clause 55 Requirements**

	<b>Clause 54 and Clause 55 Standard</b>	<b>Requirement</b>
<b>Minimum street setback</b>	A3 and B6	Refer to Development Plan Overlay Schedule 11
<b>Site coverage</b>	A5 and B8	100%
<b>Permeability</b>	A6 and B9	0%
<b>Landscaping</b>	B13	Refer to Development Plan Overlay Schedule 11
<b>Side and rear setbacks</b>	A10 and B17	Refer to Development Plan Overlay Schedule 11
<b>Walls on boundaries</b>	A11 and B18	80%
<b>Private open space</b>	A17 B28	Refer to Development Plan Overlay Schedule 11
<b>Front fence height</b>	A20 and B32	Refer to Development Plan Overlay Schedule 11

**2.0 Maximum building height requirement**

Refer to Development Plan Overlay Schedule 11

**3.0 Exemption from notice and review**

None specified

**4.0 Application requirements**

Refer to Development Plan Overlay Schedule 11

**5.0 Decision guidelines**

The degree of compliance with the St Georges Road Corridor Urban Design Framework 2013 and relevant applicable Development Plan Overlay.