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Proposed C173mona

SCHEDULE 4 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ4**.

HUNTINGDALE PRECINCT - MIXED USE AREA

1.0 Objectives

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To encourage well-designed medium density housing near the retail core providing additional life and activity to the Huntingdale Precinct.

To encourage a diversity of non-residential land uses at ground level with active frontages and generous landscaping.

To ensure an appropriate transition in scale to surrounding residential areas.

2.0 Clause 54 and Clause 55 requirements

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	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 Maximum building height requirement

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A building must not exceed the height of 21 metres.

4.0 Exemption from notice and review

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None specified

5.0 Application requirements

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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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing proposed landscaping works and planting including tree species and mature height.
- A schedule of materials and finishes to be used in the development.
- A plan identifying service areas, such as waste and recycling areas, utilities and services.

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:

- The consistency with the *Huntingdale Precinct Plan 2023*
- The location and number of vehicle crossovers
- The impact of the development, including vehicle crossovers, on nature strips and street trees
- The location, quantity and species of vegetation provided
- The contribution of the development to sustainable transport, including bicycle parking and high quality end-of-trip facilities, and a green travel plan.

7.0

Signs

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None specified.