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Proposed C106gelg

SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE

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

PORTLAND HEALTH SERVICES PRECINCT

1.0 Objectives

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To provide health services, such as medical centres, and other commercial and residential uses compatible with the hospital.

To improve the visual amenity of the area.

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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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 location of land uses, building design and interface treatment within the precinct minimises negative impacts on the amenity of nearby residents.
- Whether the development located near the front of any site presents an attractive street frontage.
- Whether the bulk and overall building height responds to adjacent sensitive land uses. Large expanses of continuous wall visible to the street should have appropriate articulation, landscaping and other elements to provide relief and visual interest.

GLENELG PLANNING SCHEME

- Whether the development improves the overall quality and management of stormwater and environmental values.
- Whether the landscaping is of a high quality and cohesive treatment, particularly along key interfaces.

7.0

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Signs

None specified.