SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as MUZ2.

MARITIME TOURISM PRECINCT PAYNESVILLE

1.0 Objectives

To ensure use and development is consistent with the Paynesville Maritime Master Plan.

To enhance the economic and social importance of Paynesville’s role in maritime industries by the establishment of tourist facilities that are in support of water based activity.

To encourage active street frontages that enhance the relationship with the foreshore.

To encourage use and development that considers the residential interface and views to the site from public spaces.

To encourage built form that is sympathetic and complementary to the maritime environment through the use of colours, shapes, forms and materials.

2.0 Clause 54 and Clause 55 requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>Minimum setback from street frontage is 4 metres. Minimum setback from a side street is in accordance with Standard A3 and B6 for corner sites.</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>Maximum site coverage of 80 per cent.</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified.</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified.</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified.</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified.</td>
</tr>
<tr>
<td>B28</td>
<td>None specified.</td>
<td></td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified.</td>
</tr>
</tbody>
</table>

3.0 Maximum building height requirement

None specified.

4.0 Exemption from notice and review

None specified.

5.0 Application requirements

None specified.
6.0 Decision guidelines

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 proposed use and development provides a new tourism based attraction or facility that builds upon the social and economic aspects of Paynesville’s maritime industry.
- Whether the proposed development creates active street frontages and links to the foreshore.
- The degree to which the development takes account of the physical attributes of the site and its setting, including:
  - Site accessibility and location near other maritime facilities.
  - Views to the site from public areas.
  - The treatment of the interface between the zone and the existing residential uses.
- Whether the design of the proposed development has used colours, shapes, materials and forms that are sympathetic and complementary to the maritime environment.
- Whether the proposed use is generally in accordance with the Paynesville Maritime Precinct Master Plan.