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Proposed C159mona

SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ2**.

1 JACKSONS ROAD AND 636 WELLINGTON ROAD, MULGRAVE – URBAN RENEWAL PRECINCT

1.0 Objectives

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To provide a range of medium density housing opportunities incorporating a diverse mix of residential dwelling types.

To encourage a diversity of land uses, with a focus on health and community services, in easily accessible locations for the broader community.

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 intensity of development proposed is consistent with the site context and provides for an appropriate level of dwelling diversity.
- The appropriateness of the land use with consideration of its context having regard to transport movement networks, surrounding land uses and interfaces with publicly accessible areas.
- Whether a high standard of diverse residential amenity is achieved having regard to ResCode and the Better Apartment Design Standards as applicable.

7.0

Signs

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None specified.