

--/2013  
C86

## SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE

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

### 482 Ferntree Gully Road, Mulgrave

#### 1.0

#### Objectives

--/2013  
C86

To encourage the development of the land for a mixed use development, primarily for office medical facilities and residential uses.

To discourage all forms of retail type uses on the site including car/boat sales, except for facilities for employees of the site such as convenience shop.

#### 2.0

#### Requirements of Clause 54 and Clause 55

--/2013  
C86

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	<ul style="list-style-type: none"> <li>Front setback – 10 metres from Ferntree Gully Road and the Monash Freeway Access Ramp.</li> <li>3 metres to the Monash Freeway.</li> </ul>
<b>Site coverage</b>	A5 and B8	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Permeability</b>	A6 and B9	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Landscaping</b>	B13	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Side and rear setbacks</b>	A10 and B17	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Walls on boundaries</b>	A11 and B18	<ul style="list-style-type: none"> <li>None specified</li> </ul>
<b>Private open space</b>	A17	<ul style="list-style-type: none"> <li>None specified</li> </ul>
	B28	<p>A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>An area of 75 square metres, with one part of the private open space at the side or the rear of the dwelling or residential building with a minimum width of 5 metres and convenient access from a living room; or</li> <li>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or</li> <li>A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>
<b>Front fence height</b>	A20 and B32	<ul style="list-style-type: none"> <li>A front fence within 3 metres of a street should not exceed 1.2m.</li> </ul>

**3.0 Maximum building height requirement for a building**

--/2013  
C86

- 16 metres

**4.0 Exemption from notice and review**

--/2013  
C86

None specified.

**5.0 Application requirements**

--/2013  
C86

The following application requirements apply to an application for permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme:

- A Traffic Impact Assessment to the satisfaction of the Responsible Authority and VicRoads. The Report must assess the likely impact of the use and development of the land on Ferntree Gully Road and the access ramp to the Monash Freeway.
- A Landscaping Plan which includes an arboricultural assessment of existing vegetation on the site; and a landscaping layout which maximises use of the existing vegetation, if appropriate; and additional screen planting in the 3 metre landscape buffer to the Monash Freeway.

**6.0 Decision guidelines**

--/2013  
C86

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:

- The orderly development of land including management of traffic and car parking.
- The overall objective of the land to achieve a mixed use development on the site appropriate to its setting and achieving a high quality of amenity and urban design.
- The incorporation of sustainable design features to address water and waste management, solar access and energy saving initiatives.
- The provision of high quality architectural design outcomes.