

**SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE**

--/---  
Proposed C159mona

Shown on the planning scheme map as *MUZZ*.

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

**1.0 Objectives**

--/---  
Proposed C159mona

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

To encourage a diversity of land uses, [providing opportunities for](#) ~~with a focus on~~ health and community services [and small scale complementary retail and commercial uses](#), in easily accessible locations [on the site](#) ~~for the broader community~~.

**2.0 Clause 54 and Clause 55 requirements**

--/---  
Proposed C159mona

	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**

--/---  
Proposed C159mona

None specified.

**4.0 Exemption from notice and review**

--/---  
Proposed C159mona

None specified.

**5.0 Application requirements**

--/---  
Proposed C159mona

[The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:](#)

- [A staged site plan that sets out the stages of development of the land for the entire site.](#)
- [Indicative land uses and yields.](#)

~~None specified.~~

## 6.0

~~---/---~~  
Proposed C159mona

### Decision guidelines

None specified

~~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.~~

### 7.0 Signs

None specified.

~~---/---~~  
Proposed C159mona