SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as MUZ2.

STRATHFIELDSAYE MIXED USE AREAS

1.0

Objectives
To support mixed developments of offices with shop top housing, or medium density housing.
To avoid heavy industrial and retail uses.
To ensure proposed land uses are compatible with adjoining uses in neighbouring precincts.
To support retention of native vegetation character.
To support active building frontages and passive surveillance design.

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>0-2 metres</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>Protect native vegetation where possible and require native vegetation planting particularly in the front of the site and including trees</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></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>1.2 metre maximum with 75 per cent permeability</td>
</tr>
</tbody>
</table>

3.0

Maximum building height requirement
A building must not exceed a height of 11 metres.

4.0

Exemption from notice and review
None specified.

5.0

Application requirements
The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written statement on how the proposed use and/or development meets the objectives of this schedule.
- Details of any front fence proposed.
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 development provides for a mix of uses, including a residential component.
- Whether the proposed uses are compatible with adjoining uses.
- Whether the development has been designed to retain native vegetation and provide an active frontage.

Signs

None specified.