

SCHEDULE 2 TO THE PRIORITY DEVELOPMENT ZONE

Shown on the planning scheme map as **PDZ 2**.

Caulfield Mixed Use Area

The Caulfield Mixed Use Area Incorporated Plan January 2008 is the Incorporated Plan under this schedule.

Land

This schedule applies to the land generally bounded by Caulfield Racecourse, Kambrook Rd, Balaclava Rd, and Normanby Rd being the area more particularly described in the incorporated document.

Objective

To facilitate the redevelopment of the Caulfield Mixed Use Area for leisure, commerce, living and shopping to form an integrated transit orientated urban village.

To ensure that the redevelopment of the Caulfield Mixed Use Area is integrated with and complements the redevelopment of the Monash University Caulfield Campus – Western Precinct Development.

To ensure that the redevelopment of the Caulfield Mixed Use Area provides for links to the racecourse to the south.

To give effect to the objectives and design principles of the Caulfield Mixed Use Area Incorporated Plan - August 2007.

1.0

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Art Gallery	
Bank	
Betting Agency	
Bus terminal	
Carnival	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Car park	If the use is located generally in accordance with the Development Plan.
Child care centre	
Cinema Cinema based entertainment facility	Must be located in the Mixed Use Precinct or the Smith Street Precinct as shown in the Incorporated Plan.
Circus	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or

	Carnival, October 1997.
Convenience restaurant	<p>Must be located in the Mixed Use Precinct or the Smith Street Precinct as shown in the Incorporated Plan</p> <p>The use must form part of an integrated development that incorporates at least one other use being accommodation, office or shop.</p>
Convenience shop	<p>Must be located in the Mixed Use Precinct or the Smith Street Precinct as shown in the Incorporated Plan</p> <p>The use must form part of an integrated development that incorporates at least one other use being accommodation, office or shop.</p>
Dwelling (other than Bed and breakfast and caretaker's house)	Any frontage at ground floor level within the Mixed Use Precinct or the Smith Street Precinct as shown in the Incorporated Plan must not exceed 2 metres.
Electoral office	
Exhibition Centre	
Food and drink premises (other than convenience restaurant, hotel and tavern)	Must be located in the Mixed Use Precinct or the Smith Street Precinct as shown in the Incorporated Plan.
Home occupation	
Informal outdoor recreation	
Library	
Minor utility installation	
Natural systems	
Office (other than Medical centre)	<p>Must not be located in the Residential Precinct as shown in the Incorporated Plan.</p> <p>The combined leasable floor space must not exceed 20,000 square metres.</p>
Search for Stone	Must not be costeaning or bulk sampling.
Postal agency	
Railway	
Road	

Shop (other than Adult sex bookshop, Restricted retail premises and Department store)	Must not be located in the Residential Precinct as shown in the Incorporated Plan.
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Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
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Tramway

Section 2 - Permit required

USE	CONDITION
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Accommodation (other than Camping and caravan park, Corrective institution, Dwelling, Host farm)	
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Bed and breakfast	
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Department Store	
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Education Centre	
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Gambling Premises (other than Betting Agency)	
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Hotel	
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Landscape gardening supplies (other than Garden supplies)	
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Leisure and recreation (other than Motor racing track)	
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Medical centre	
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Place of Assembly (other than Art Gallery, Carnival, Cinema, Circus and Library)	
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Restricted retail premises	<p>The use must form part of an integrated development that incorporates at least one other use, being accommodation, office or shop.</p> <p>The Leasable Floor Space of each Restricted retail premises must not exceed 500 square metres.</p>
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Search for stone	If the Section 1 condition is not met
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Tavern	
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Trade supplies	<p>The use must form part of an integrated development that incorporates at least one other use, being accommodation, office or shop.</p> <p>The Leaseable Floor Area for each Trade Supplies premises must not exceed 500 square metres.</p>
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Any other use not in Sections 1 or 3

Section 3 - Prohibited

USE

Adult Sex Bookshop

Agriculture

Brothel

Camping and caravan park

Cemetery

Corrective Institution

Crematorium

Extractive Industry

Funeral Parlour

Garden supplies

Host farm

Industry (other than Dry Cleaner and Laundromat)

Manufacturing sales

Mining

Motor racing track

Motor vehicle, boat or caravan sales

Primary produce sales

Saleyard

Warehouse (other than a Mail Centre)

2.0 Use of land - General

A use must not detrimentally affect the amenity of the surrounding area, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.

A permit must not be granted to use land until a development plan has been approved by responsible authority.

An application for a permit which is generally in accordance with an approved development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0 Subdivision

Other than to create or close roads, consolidate titles, re-align boundaries or alter easements a permit must not be granted until a development plan under this Schedule has been approved to the satisfaction of the responsible authority.

4.0 Buildings and works

A permit is not required for the construction of a building or the carrying out of works if the buildings and works are in accordance with an approved development plan

A permit is required to construct a building or carry out works that exceed the height above the Australian Height Datum (AHD) or do not meet the setbacks shown within the incorporated plan.

An application for a permit is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

A permit may be granted before a development plan is approved:

- To construct The Boulevard and associated infrastructure as shown in the Incorporated Plan.
- For minor drainage works
- For minor earth works
- For demolition of buildings
- To remove, destroy or lop vegetation
- For the provision of infrastructure services to the site
- To use and develop land for the purposes of a temporary sales office and/or a temporary display suite associated with the development of the land
- To erect and display advertising signage associated with the development of the land

5.0 Other provisions of the Scheme

Other than clauses 52.04, 52.05, 52.27, 52.28 and 52.29 any provision of this scheme does not apply to development in accordance with an approved development plan.

6.0 Development Plan

Before a permit is granted, a development plan for the relevant development area must be submitted to and approved by the responsible authority.

A development plan may be amended to the satisfaction of the responsible authority for approval.

The development plan may be approved with or without conditions.

A development plan must:

- be to the satisfaction of the responsible authority,
- relate to the whole of a development area as identified in the Precinct Plan forming part of this Schedule;

- be consistent with the Incorporated Plan, and
- must include as appropriate:
 - A site analysis and design response, including the boundaries and dimensions of the site, adjoining buildings and roads, generally in accordance with the provisions of Clause 52.35.
 - A detailed assessment against the purpose statements, design guidelines and height and setback envelopes contained within the Incorporated Plan.
 - The location and height of all buildings and works, including the relevant ground levels and building heights to Australian Height Datum (AHD).
 - Detailed elevations and sections drawn to scale including heights to Australian Height Datum (AHD).
 - A coloured set of elevations and or perspectives including a samples board detailing the colours and materials to be used.
 - Shadow diagrams detailing existing and proposed shadows at 9am, 12noon and 3pm at the equinox.
 - The proposed uses for each building.
 - The number and layout of all car parking spaces and access lanes.
 - The number and location of all bicycle parking and associated facilities.
 - The location of all loading areas and access to and from.
 - Construction details of all roads, accessways, drainage works, vehicle parking and loading areas.
 - Transport management measures in accordance with the Integrated Transport Plan approved under this schedule.
 - A pedestrian access and movement plan, including details of access for people with disabilities.
 - The location of all vehicle, bicycle and pedestrian accessways, including links to the East side of the railway line.
 - The location and details of all open space, including areas available to the public.
 - A landscape plan in accordance with the Landscape Plan approved under this schedule.
 - An explanation of the ecologically sustainable development (ESD) principles adopted for the proposed development.
 - Details of waste collection, storage and removal facilities and areas.
 - Details of external lighting treatment.
 - The indicative location, type and design of proposed signs.
 - Details of all infrastructure works, services and facilities to be included in the Legal Agreement required in Clause 9.0

A development plan must include the following documents:

- Car Parking Management Plan;
- Waste and Recycling Management Plan;
- Drainage Management Plan;
- Integrated Transport Plan;
- Landscape Plan; and
- Environmental Management Plan;

The **Car Parking Management Plan** must show or include as appropriate:

- Proposed traffic management and control works on site and on adjoining roads.
- Preferred access points and locations for goods loading and unloading areas.
- The overall operation of car parks including any proposed parking restrictions, hours of operation and security arrangements where relevant.
- An analysis of the impact of the displacement of members' car parking on the amenity of the area.

The Waste and Recycling Management Plan must show or include as appropriate:

- Preferred general location of waste storage facilities for the major uses proposed for the site.
- Potential methods of waste collection (either private contractor or Council) for larger commercial and residential developments.

The **Drainage Management Plan** must show or include as appropriate:

- A drainage system of a design that ensures that the quantity of stormwater discharged from the site is appropriately managed and does not exceed the current rate of discharge.
- The incorporation of water sensitive urban design principles that address the quality of stormwater leaving the site and entering Council's drainage system.

The **Integrated Transport Plan** must show or include as appropriate:

- The expected number of trips generated by persons working within the precinct, shoppers, residents and visitors to the site.
- Estimate of each transport mode's share of travel.
- Public transport arrangements and pedestrian access routes.
- Any works considered necessary for public transport vehicles or passenger facilities within the area covered, including any modal interchanges.
- Document proposed sustainable travel initiatives including estimated mode share targets and actions to encourage increased usage of public transport and non motorised trips to and from the site.
- Any works, or facilities proposed to improve access to public transport services to the site, encourage bicycles and pedestrians within the area and how such works will be funded.
- How the plan responds to state government transport objectives.
- a traffic analysis which has regard to the likely pattern and intensity of development in all three precincts;

The **Landscape Plan** must show or include as appropriate:

- All existing vegetation to be retained and/or removed.
- A landscaping theme for the open spaces within the area and identify proposed dominant plant species.
- Protection and management requirements for any significant vegetation to be retained during the construction phase.
- Street furniture, public lighting and embellishments to public spaces or proposed buildings within the site consistent with an urban design concept prepared as part of the Landscape Plan.

The **Environmental Management Plan** must show or include as appropriate:

- A statement of the ESD targets proposed for the development of the site covered by this schedule and what key design initiatives will be incorporated to achieve these targets.
- An outline of the proposed management systems to ensure that the development can be set up and managed effectively to achieve and maintain the ESD performance targets identified for the site.

7.0 Display of development plan

Before deciding to approve a development plan the responsible authority must display the plan for public comment.

Notice must be given to Monash University, VicTrack, Melbourne Water, VicRoads and the owners and occupiers of adjacent residential land.

A development plan must be displayed or further information required within 28 days after the plan is received by the responsible authority. The plan must be displayed within 14 days of satisfactory further information being received.

The development plan must be displayed for at least 14 days, but no longer than 28 days. The responsible authority must consider any comments received in response to the display of the plan.

The responsible authority must make a decision on the plan or amendment within 60 days after the completion of the display.

The responsible authority may approve a minor amendment to a development plan without any further display.

8.0 Car parking

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Car parking must be provided in accordance with the following table. The car parking rates in the table below replace those contained in Clause 52.06.

USE	NO. OF SPACES
Food and drink premises	0
Office	2.0 to each 100 square metres of net floor area
Supermarket	5.5 to each 100 square metres of leaseable floor area
Shop	0

A permit may be granted to vary the number of car spaces required for a particular use if the Responsible Authority is satisfied that the number of space required:

- is unnecessary in the circumstances; or
- can be provided on nearby land.

Before deciding on an application, the Responsible Authority must consider:

- The supply of on street car parking spaces
- The likely demand for car parking spaces.
- The extent to which the various uses of the land are likely to generate different levels of demand for car parking at different times.
- The possible multi-use of car spaces.
- The demand for car spaces generated by the uses established in previous stages of the development.
- The accessibility of the site to vehicle traffic.
- The proposed layout of parking areas.

9.0 Legal Agreement for infrastructure

Prior to the approval of a development plan, the owner of the land must enter into an agreement with Glen Eira City Council under section 173 of the Planning and Environment Act 1987. The agreement must provide, to the satisfaction of the responsible authority that:

- the Owners will provide all works, services and facilities constituting the infrastructure and development as outlined in the development plan to be approved by the responsible authority by an agreed date, to the satisfaction of the responsible authority. The agreement may provide that works can be carried out on a stage to stage basis where works directly relate to the stage being developed
- the Owners must make a public open space contribution to Council of 5% of the site value of the land developed for residential purposes. The contribution may be made in cash or by setting aside areas for public open space to the satisfaction of the responsible authority.

10.0 Advertising signs

Advertising sign requirements are at Clause 52.05. The Category 1 requirements cover the site.

11.0 Decision Guidelines


Before deciding on an application for a permit or the approval of a Development Plan, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider, as appropriate:

- The objectives of the zone and this schedule.
- The Incorporated Plan.
- The impact of traffic generated by a proposal in respect of one precinct in the context of the likely traffic generated by the development of other precincts identified in the incorporated plan and the Monash University East redevelopment area and whether it is likely to require special traffic management or control works in the neighbourhood.
- The interim treatment, use and management of those parts of the land not required for the proposed use.
- The staging of development.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services, and public transport.
- The provision of car parking and in particular consolidation of parking for retail use in conjunction with the development of any supermarket.
- The relationship to adjoining zones, including the relationship with residential areas, and in particular No. 3 Normanby Road while it remains in individual residential use.
- The drainage of the land.
- The availability of and connection to services.
- The provision made for the storage of rubbish and materials for recycling.
- The proposed management arrangements for the maintenance of buildings, landscaping and paved areas.
- The design of buildings in response to Environmentally Sustainable Design principles.
- The design of buildings and public spaces in response to Crime Prevention Through Environmental Design (CPTED) principles.
- The design of the proposed buildings, their relationship to the streetscape and surrounding development and uses. This includes the design of weather protection, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road, surrounding development and uses.
- The provision and location of public space and community facilities.
- The integration between existing and proposed uses.

CAULFIELD MIXED USE AREA PRECINCT PLAN

Comment [t1]:
 The plan needs to be simplified should be amended to show:
 • the Precincts (as reference in the table of uses)
 • the 'development areas' for which a development plan must be prepared;
 • a north arrow
 • be able to be reproduced in black and white
 • Include a note specifying that the plan should be read in conjunction with the incorporated plan.
 • Remove the detail relating to access, circulation, active edges, opportunity for high rise development etc as this is all in the Inc Plan.



-  Precinct 1
A Residential
-  Precinct 2
A Commercial/ Residential
B Commercial/ Residential/ Retail
-  Precinct 3
A Commercial/ Residential/ Retail
-  Adjoining Land