

**SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ2**.

**Crown Allotment 2258 Burwood Highway and Scoresby Road Knoxfield****Land**

The land has an area of approximately 19.21 hectares and is located abutting the northwest corner of Burwood Highway and Scoresby Road.

**Purpose**

- To provide for the land to be used and developed for residential, retail, commercial, natural systems, open space and associated uses.
- To ensure that the combination of uses, their density, and the scale and character of any development do not prejudice the amenity of surrounding areas.
- To ensure that development occurs in an orderly and staged manner.
- To provide for the enhancement of the flora and fauna habitats on the land.
- To ensure that development does not adversely affect the floodplain, the waterway conditions, water quality or stream ecosystem of Blind Creek.

**1.0****Table of Uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Animal husbandry)</b>	
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997
<b>Art and craft centre</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Bed and Breakfast</b>	No more than 6 persons may be accommodated away from their normal place of residence.  At least two car parking spaces must be provided
<b>Betting agency</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Carnival</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot.
<b>Display home</b>	

<b>Use</b>	<b>Condition</b>
<b>Dwelling (other than bed and breakfast)</b>	
<b>Education centre</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Earth and energy resources industry</b>	Must meet the requirements of clause 52.08-2.
<b>Food and drink premises (other than Hotel and Tavern)</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Home occupation</b>	
<b>Indoor recreation facility</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Informal outdoor recreation</b>	
<b>Medical centre</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Office</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Place of assembly (other than Carnival, Nightclub and Place of Worship)</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Place of Worship</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Postal Agency</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Residential hotel</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Retail premises (other than Department store and Supermarket)</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Road</b>	
<b>Store</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Telecommunication facility</b>	Buildings and works must meet the requirements of Clause 52.19.

<b>Use</b>	<b>Condition</b>
<b>Trade supplies</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Veterinary centre</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Any other use not in Section 1 or 3</b>	

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than Dependent person's unit, Dwelling and Corrective institution)</b>	
<b>Agriculture (other than Animal boarding, Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)</b>	
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than four animals.
<b>Child care centre</b>	
<b>Hotel</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Industry (other than Abattoir, Materials recycling, Refuse disposal, Sawmill and Transfer station)</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Nightclub</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Service station</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Tavern</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Utility installation (other than Minor utility installation)</b>	
<b>Warehouse (other than Store)</b>	Must be located in the mixed use area shown on the Crown Allotment 2258 Comprehensive Development Plan.
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

<b>Use</b>
<b>Animal boarding</b>

## Use

**Animal training**

**Brothel**

**Car wash (except as in Section 1)**

**Cinema based entertainment facility**

**Circus**

**Corrective institution**

**Crematorium**

**Extractive industry**

**Horse stables**

**Industry (other than Research and development centre and Service industry)**

**Intensive animal husbandry**

**Major sports and recreation facility**

**Motor racing track**

**Office (except as in Section 1)**

**Place of Worship (except as in Section 1)**

**Postal agency (except as in Section 1)**

**Retail premises (except as in Section 1)**

**Saleyard**

**Transport terminal**

**Veterinary centre - if the Section 1 condition is not met**

## 2.0

### Use of land

#### General requirements

A use must not detrimentally affect the amenity of the neighbourhood, 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, waste water, waste products, grit or oil.

#### Comprehensive Development Plan

The use of land must be generally in accordance with the Crown Allotment 2258 Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan incorporated pursuant to Clause 81 of the Knox Planning Scheme.

#### Exemption from notice and appeal

An application to use land 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 if it is generally in accordance with the Crown Allotment 2258 Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan.

### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that existing uses may have on the proposed use.
- The drainage of the land, water quality, waterway and floodplain management.
- The availability of and connection to services.
- The effect of traffic to be generated on roads and orderly management of vehicular and pedestrian traffic.
- The protection and enhancement of the environmental qualities of Blind Creek.
- The preservation of the amenity of nearby residents.
- The interim use of those parts of the land not required for the proposed use.

## **3.0 Subdivision**

### **Exemption from notice and appeal**

An application to subdivide land 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.

### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjacent zones, especially the relationship with residential areas.
- Any natural or cultural values on or near the land.

## **4.0 Specific Provision - Dwellings on a lot less than 300 square metres**

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 81 of the Knox Planning Scheme.

## **5.0 Buildings and works**

### **General requirements**

The staging of buildings and works must be to the satisfaction of the responsible authority.

### **Environmental Management Plan**

Before the to the commencement of any building or works, a site construction and operation environmental management plan (the Environmental Management Plan) must be prepared to the requirements of Melbourne Water and to the satisfaction of the responsible authority. The Environmental Management Plan must be prepared in or after consultation with Melbourne Water.

The Environmental Management Plan may be amended at the request of or with the consent of the owner of the land. Any amendment must be to the satisfaction of the responsible authority and Melbourne Water.

### **Application requirements**

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan.

### **Exemption from notice and appeal**

An application to construct a building or construct or carry out works 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 if it is generally in accordance with the Crown Allotment 2258 Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan.

### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Any Environmental Management Plan prepared in accordance with this schedule.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with nearby areas.

- Parking and site access.
- Lighting.
- Stormwater discharge.
- The preservation of the amenity of nearby residents.
- The protection and enhancement of the environmental qualities of Blind Creek including the protection of the water quality of these waterways.
- The orderly management of vehicular and pedestrian traffic.
- The visual impact of the building or works upon the area.
- The management of the floodplain and catchment.

## **6.0 Advertising signs**

Advertising sign requirements are at Clause 52.05.

All land located within the residential area shown on the Crown Allotment 2258 Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan is in Category 3.

All land located within the mixed use area shown on the Crown Allotment 2258 Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan is in Category 1.

All land located within the drainage / watercourse / wetlands area shown on the Crown Allotment 2258 Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan is in Category 4.