

22/01/2015
C188

SCHEDULE 1 TO THE PRIORITY DEVELOPMENT ZONE

Shown on the planning scheme map as **PDZ1**

TOORONGA VILLAGE SITE

The Tooronga Village Incorporated Plan, 2013 is the incorporated plan for the land.

Land

This schedule applies to land located on the south-east corner of Toorak Road and Tooronga Road, Glen Iris (as included in the Tooronga Village Incorporated Plan, 2013).

Objective

- To provide for the integrated use, subdivision and development of the land generally in accordance with the Tooronga Village Incorporated Plan, 2013.
- To provide opportunities for a range of uses, including housing, office, retail, leisure and recreation, sporting facilities, sports related educational uses and open space.
- To provide for employment and supporting facilities.
- To provide local accessibility and permeability for the site.
- To encourage high quality urban and architectural design that is responsive to the site's features and characteristics, as well as the wider site context.
- To provide for appropriate site and precinct interfaces.
- To locate most built form in the northern section of the site.
- To complement the open landscape along the Gardiners Creek area and enhance Burke Road South Reserve.
- To encourage the application of ecologically sustainable design initiatives in the overall design and development of the site.
- To provide for linkages to the Gardiners Creek corridor as a key community, environmental and recreational asset.
- To provide for the upgrading and revegetation of the Gardiners Creek corridor where it adjoins the site.

1.0

Table of uses

22/01/2015
C188

Section 1 - Permit not required

Use	Condition
Bank	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013
Car park	
Child care centre (other than Kindergarten)	
Convenience Shop	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013

Use	Condition
Dwelling	The total number of dwellings must not exceed 300 and must be located in Precinct 1
Education Centre	Must be located in Precinct 2 as described in the Tooronga Village Incorporated Plan 2013 and be used in association with physical or outdoor education
Food and drink premises (other than Convenience restaurant, Hotel, and Tavern)	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013
Home occupation	
Informal outdoor recreation	
Library	
Leisure and recreation (other than Major sports and recreation facility and Motor racing track)	Must be located in Precinct 2 as described in the Tooronga Village Incorporated Plan 2013
Medical centre	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013
Minor sports and recreation facility	Must be located in Precinct 2 as described in the Tooronga Village Incorporated Plan 2013
Minor utility installation	
Office (other than Bank and Medical centre)	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan 2013
Postal agency	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013
Railway	
Residential hotel (other than Motel)	Must be located in Precinct 1A as described in the Tooronga Village Incorporated Plan, 2013
Restricted recreation facility	
Shop (other than Adults sex bookshop and Convenience shop)	Must be located in Precinct 1A as described in the Tooronga Village Incorporated Plan, 2013
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Tramway	

Section 2 - Permit required

Use	Condition
Accommodation (other than Camping and caravan park, Corrective institution, Dwelling, and Residential hotel)	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013
Car wash	
Convenience restaurant	
Convenience shop – if the Section 1 condition is not met	Must be located in Precinct 1A as described in the Tooronga Village Incorporated Plan 2013
Dry cleaner	
Hotel	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013

Use	Condition
Kindergarten	
Laundromat	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, Motor racing track, and Restricted recreation facility)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Motel	
<hr/>	
Place of assembly (other than Carnival, Circus, and Library)	
<hr/>	
Retail premises (other than Food and drink premises, Postal agency and Shop)	Must be located in Precinct 1A as described in the Tooronga Village Incorporated Plan 2013
<hr/>	
Tavern	Must be located in Precinct 1 as described in the Tooronga Village Incorporated Plan, 2013
<hr/>	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Agriculture (other than Apiculture)
Brothel
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Dwelling in Precinct 2 and 3
Extractive industry
Industry (other than Car wash, Dry cleaner, and Laundromat)
Major sports and recreation facility
Motor racing track
Office in Precinct 2 and 3
Saleyard
Shop in Precinct 2 and 3

2.0

Use of land

22/01/2015
C188

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.

Application requirements

- An application to use land must be accompanied by the following information, as appropriate, to the satisfaction of the Responsible Authority:
 - The purpose of the use and the types of activities that will be carried out.
 - The means of maintaining land not required for immediate use.
 - An assessment of the likely effects of freeway and arterial road noise and vibration on the proposed use and measures to attenuate any unreasonable adverse effect.
 - An explanation of how the proposal responds to the use principles in the Tooronga Village Incorporated Plan, 2013.

3.0

22/01/2015
C188

Buildings and works

A permit is not required to construct or carry out:

- A building or works which are a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- Works for the purpose of preliminary soil investigation and testing of soil.

A permit granted must be generally in accordance with the Tooronga Village Incorporated Plan, 2013.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale and fully dimensioned which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - The relevant ground levels and building heights to Australian Height Datum.
 - The layout and height of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - A waste and recycling management plan.
 - Areas not required for immediate use within the same precinct.
 - External lighting.
 - The staging of development within the same precinct.
 - The integration with development in any adjacent precinct.

- The indicative location, type and design of proposed signs.
- Shadow diagrams.
- A traffic report prepared by a qualified traffic engineer detailing car parking generation, details of any works required details of internal and external traffic arrangements and the timing of any required works. This report must include:
 - A traffic management plan.
 - A parking management plan.
 - An integrated transport plan.
- An acoustic report describing proposed noise attenuation measure, and their ongoing maintenance, for buildings adjacent to the freeway or fronting Toorak Road or Toorong Road.
- A drainage report detailing proposals to manage stormwater runoff from the site.
- A report explaining how the proposal implements ecologically sustainable design principles.
- A wind assessment for developments of four or more storeys, excluding a basement.
- Materials, colours and finishes of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan describing the vegetation to be planted, the surfaces to be constructed, site works, specifications and the method of preparing, draining, irrigating and maintaining the landscape areas.
- An explanation of how the proposal responds to the various general and precinct specific development related principles in the Toorong Village Incorporated Plan 2013.

Exemption from notice and review

The exemption from the notice and decision requirements and review rights set out in Clause 37.06-6 does not apply to an application for building and works within 30 metres of the eastern residential boundary of the site which are in excess of 8 metres in height or involve sportsfield lighting.

4.0

Decision Guidelines

22/01/2015
C188

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The Toorong Village Incorporated Plan, 2013.
- The objectives of the zone and the relevant precinct or precincts.
- The impact of traffic to be generated on existing traffic movement.
- The interim treatment, use and management of those parts of the land within that precinct not required for the purpose of the use.
- The indicative staging of development within that precinct.
- The integration with development in any adjacent precinct.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- Provision for car parking

- The objectives of Clause 55 and standards B1, B2, B3, B4, B5, B8, B9, B10, B11, B12, B13, B14, B15, B16, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33 and B34. This does not apply to development of four or more storeys.
- The availability of and connection to services.
- The proposed management arrangements for the maintenance of buildings, landscaping and paved areas.
- The design of the proposed buildings and their relationship to the streetscape and any surrounding development and uses, including the Coles building, the Gardiners Creek corridor and the Burke Road South Reserve.
- The streetscape, including the treatment of the front and back of buildings and their appurtenances.
- Any relevant plan for landscape design.
- The provision and location of reserves for public open space and other community facilities.
- The integration between existing and proposed uses.
- The amenity of residential properties abutting or opposite the site.
- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The objectives and standards of Clause 56.
- The interface with adjoining zones, especially the relationship with residential areas.

5.0

22/01/2015
C188

Permit Requirements

If any permit issued will cause the net floor area of office or residential use within Precinct 1B to exceed 1,500 square metres, the permit must include a condition that, unless otherwise agreed in writing by VicRoads, the mitigation works shown in Tooronga Village Proposed Signal Hardware Toorak Road / Tooronga Village Access Road concept plan (GTA Consultants, Drawing No: 13M1112500-01P1, 08 July 2014) must be carried out to the satisfaction of, and at no cost to, VicRoads prior to the occupation of the building.

Prior to the approval of any permit that will result in the transfer of land to Boorondara City Council, any works shown in an Incorporated Plan associated with that land must be completed to the satisfaction of the Responsible Authority and at no cost to Boorondara City Council.

6.0

22/01/2015
C188

Advertising Signs

The advertising sign requirements are at Clause 52.05.

For Precincts 1 the relevant category is 1. For Precincts 2 and 3 the relevant category is 3.

7.0

22/01/2015
C188

Car parking and traffic

Specific car parking requirements that apply to this zone are set out in the table below:

Use	Car Parking Rate
Supermarket	6 spaces to each 100 square metres of leaseable floor area
Speciality shops, including liquor shop	3 spaces to each 100 square metres of leaseable floor area

Use	Car Parking Rate
Dwelling	1.5 spaces to each dwelling plus 0.2 visitor spaces to each dwelling

Before deciding on an application to reduce the number of car spaces, the responsible authority must consider:

- Any relevant parking precinct plan.
- The availability of car parking in the locality.
- The availability of public transport in the locality.
- Any reduction in car parking demand due to the sharing of car spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces.
- Any car parking deficiency or surplus associated with the existing use of the land.
- Any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement.
- Local traffic management.
- Local amenity including pedestrian amenity.
- An empirical assessment of car parking demand.
- Any other relevant considerations.

The dimensions of the car spaces, access lanes and driveways and layout or parking areas must meet the requirements of Clause 52.06 unless the responsible authority agrees otherwise.

Access to the loading dock in the Coles complex must be provided from Toorak Road and Toorong Road and one of these access ways must accommodate ingress to and egress from the loading dock of a 19 metre long vehicle.

8.0

22/01/2015
C188

Reference document

Toorong Village Incorporated Plan, 2013