

07/10/2010
C141**SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

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

FORMER PAKENHAM RACECOURSE COMPREHENSIVE DEVELOPMENT PLAN (JANUARY 2010)**Land**

This schedule applies to the land generally bounded by Racecourse Road, Pakenham Creek, Railway Avenue and the rear boundary of properties fronting King Street and Henry Street, Pakenham as identified in the *Former Pakenham Racecourse Comprehensive Development Plan (February 2010)*.

Purpose

To develop the land for a mix of residential, retail, education and community uses that supports the strategic role of Pakenham Activity Centre and benefits from the close proximity to the Pakenham railway and bus interchange.

To achieve a higher density mixed use precinct that creates a new urban character which supports a vibrant and safe public realm with a high level of cross- site permeability.

To achieve excellence in architecture, urban design and landscape and deliver high quality internal and external amenity in all buildings.

To integrate Pakenham Creek as a key feature and ensure drainage, flood control and public open space functions are accommodated and enhanced.

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C141**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 2007
Carnival	Must meet the requirements of a 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Child care centre	
Circus	Must meet the requirements of a 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Convenience shop	
Dependent persons unit	Must be the only dependent person's unit on the lot.
Display home	

USE	CONDITION
Dwelling	Must be generally in accordance with the Comprehensive Development Plan. In Precinct 1, any frontage at ground floor level must not exceed 4 metres.
Education centre	Must be generally in accordance with the Comprehensive Development Plan
Food and drink premises(other than Hotel and Tavern)	Must be generally in accordance with the Comprehensive Development Plan
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Office	Must be generally in accordance with the Comprehensive Development Plan.
Place of Assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, Nightclub)	Must be generally in accordance with the Comprehensive Development Plan.
Railway	
Road	
Search for stone	Must be costeaning or bulk sampling
Residential aged care facility	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must be located in the 'Mixed Use Development area' of Precinct 1. Must be generally in accordance with the Comprehensive Development Plan.
Telecommunication facility	Buildings and works must meet the requirements of Clause 52.19.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent persons unit, Dwelling, Residential aged care facility and Corrective Institution)	Must be generally in accordance with the Comprehensive Development Plan.
Shop (other than Convenience shop)	Must not be located in Precinct 2. Must be generally in accordance with the Comprehensive Development Plan.

USE	CONDITION
Restricted retail premises	<p>Must be located in the mixed use area or commercial area of Precinct 1.</p> <p>Must be generally in accordance with the Comprehensive Development Plan.</p>
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Mineral, stone, or soil excavation (other than Extractive Industry, Mineral exploration, Mining and Search for stone)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in 1 or 3	<p>Must be generally in accordance with the Comprehensive Development Plan.</p>

Section 3 - Prohibited

USE
Adult sex bookshop
Intensive animal husbandry
Brothel
Cemetery
Corrective institution
Crematorium
Drive-in theatre
Extractive industry
Freeway service centre
Gambling premises
Industry (other than Car wash, Dry cleaner, Laundromat, and Research and development centre)
Motor racing track
Road freight terminal
Saleyard
Transport terminal
Warehouse

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Use of land

Exemption from notice and appeal

An application for use 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 *Former Pakenham Racecourse Comprehensive Development Plan (February 2010)*.

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Subdivision

Exemption from notice and appeal

An application for subdivision 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 *Former Pakenham Racecourse Comprehensive Development Plan (February 2010)*.

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Buildings and works

Application Requirements

An application to construct a building or to construct or carry out works must be generally in accordance with the *Former Pakenham Racecourse Comprehensive Development Plan (February 2010)*.

An application must be accompanied by the following information, as appropriate:

- Site context and existing conditions plan including:
 - boundaries and dimensions of the site with adjoining roads, open space areas and relevant ground levels;
 - The location, height and use of existing buildings on adjoining land, pedestrian and other public areas, public transport availability and an evaluation of opportunities and constraints;
 - Urban design rationale report and plan explaining how the development responds to the broader town centre;
- Demolition plan;
- The staging of the development and interim treatment of areas until development occurs;
- Detailed land use plan including approximate floor area schedule;
- A development plan drawn to scale which shows:
 - Perspective views;
 - The layout plans for basement(s), ground floor and other floors within the development, roof plan, elevations including a schedule of colour and materials of all buildings and works, and sections. All plans must be to scale with dimensions;
 - Vehicle access and the location and layout of all car parking areas;
 - Location and layout of loading and unloading areas / facilities;
 - Location and layout of rubbish storage and waste recycling;
 - Location of all external plant, building services and equipment, including lift over runs;

- Shadow plans for 22 September on the hour between 10am and 2pm;
- A traffic, parking and transport plan that shows:
 - Traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed;
 - The timing of proposed traffic works relative to the staging of the development;
 - Public transport arrangements and access routes;
 - Vehicle access and the location and layout of public/ commercial car parking areas.
- An open space plan including:
 - The hierarchy of public open space including but not limited to area, recreational use and extent of ecological systems; linkages to P.B Ronald Reserve, Pakenham Creek, existing public open space off Simon Drive, and anticipated future open space on Deep Creek (east of Cameron Way);
 - A management plan for the permanent maintenance of all open space areas available to the public;
 - Identification of areas of open space that will be available to the public (public areas) and non-public areas;
- An Environmentally Sustainable Development report identifying the environmental and energy efficient features to be included in the development, demonstrating best practice principles;
- Report addressing pedestrian connections and design and access arrangements appropriate to meet the needs of people with disabilities;
- A landscape concept plan that shows, in relation to the proposed development:
 - The provision of appropriate landscape buffers, including fencing where the land directly abuts an adjoining residential area not included in this schedule;
 - The treatment of car parking areas, including any rooftop and decked parking areas;
 - The treatment and layout of the public realm including adjacent streets, road reserves and public areas;
 - A staging strategy for the implementation of landscape works and ongoing management strategy for the permanent maintenance of all open space areas available to the public;
 - Areas of open space that will be available to the public (public areas) and non-public areas;
 - Lighting plan;
 - Any temporary structures.

Exemption from notice and appeal

An application for buildings and 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 *Former Pakenham Racecourse Comprehensive Development Plan (February 2010)*.

5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. All land within Precinct 1 as indicated in the Comprehensive Development Plan is in Category 1. All land within Precinct 2 as indicated in the Comprehensive Development Plan is in Category 3.

6.0

Decision Guidelines

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Before deciding on an application the responsible authority should consider:

- The incorporated document titled:
 - *Former Pakenham Racecourse Comprehensive Development Plan (February 2010)* as amended from time to time.
- Any shopfront and advertising sign guidelines approved by the responsible authority for this site.