

05/06/2014
GC6**SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

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

CENTRAL DANDENONG**Land**

The land forms the Central Dandenong Activity Centre.

The precincts referred to in this schedule are shown on Map 1 to this Schedule.

Purpose

To use and develop the land in accordance with Clause 22.07 – Central Dandenong Local Planning Policy and the following Precinct objectives:

Precinct A

This precinct together with Precinct B form the core street front retail precincts within the Dandenong Activity Centre and will promote a greater diversity of use including a mixture of commercial uses at ground level with offices, and accommodation above to create 24 hour activity. It forms a vital part of the spine of consolidation.

The land use objectives of this Precinct are:

- To consolidate and enhance street frontage retailing.
- To encourage a variety of commercial, shops, food and drink premises at ground floor level. Commercial uses may include food and drink premises, offices, shops and service industry facilities such as a postal agency which are compatible with the location.
- To facilitate the creation of an active, pedestrian focused 'City Street' from Lonsdale Street to Dandenong Railway Precinct, which will significantly enhance connectivity of the city centre with the main public transport interchange.
- To encourage high density office and residential development above the ground level.
- To encourage community and residentially compatible entertainment based facilities.
- To encourage the location of tertiary, adult and other compatible learning and educational facilities.
- To provide innovative design and building frontages which contribute to the aesthetics and amenity of the area.
- To require active frontages at street level and integration with the public realm.
- To develop a strong public realm and public open space network as an extension to private space.
- To encourage safe and efficient pedestrian movement.

Precinct B

This precinct together with Precinct A form the core street front retail precincts within the Dandenong Activity Centre and will promote a greater diversity of use including a mixture of commercial uses at ground level with offices, accommodation above to enliven the public realm 24 hours a day.

The land use objectives of this precinct are:

- To consolidate and enhance street frontage retailing and activity in the Core.
- To encourage a variety of commercial, shops, food and drink premises at ground floor level. Commercial uses may include food and drink premises, offices, shops and service industry facilities such as a postal agency, which are compatible with the location.
- To encourage high density office above the ground level.
- To provide for enclosed retail facilities with high quality urban design outcomes.
- To encourage community and entertainment based facilities on and south of Walker Street.
- To encourage high density residential development above the ground floor level provided that it does not compromise the nearby entertainment land uses through its location, design, built form or use of materials.
- To embrace a pedestrian environment and require active frontages and shop frontages to main roads and public accessways.
- To provide innovative design and building frontages which contribute to the aesthetics and amenity of the area.
- To develop a strong public realm and public open space network as an extension to private space.
- To require enclosed retail to integrate externally with the public realm at the ground floor level.
- To encourage safe and efficient pedestrian movement.
- To provide for residential uses with appropriate sound insulation and separation from entertainment and recreational activities in the 'cultural hub' of Central Dandenong.
- To provide for service industries.

Precinct C

Precinct C currently includes major retailers, the Market and the Municipal Offices of the City of Greater Dandenong.

The land use objectives of this precinct are:

- To encourage high density residential development above the ground floor level.
- To require enclosed retail to integrate externally with the public realm at the ground floor level.
- To encourage use and development which supports the retail core of Dandenong in Precincts A, B and D.
- To encourage the long term viability of the market.

Precinct D

This precinct includes the Dandenong Plaza Shopping Centre and outdoor car parking areas. The role of this precinct is to maintain its primary function, with reinforcement of the street front retail and activities of Precincts A and B. Development in this Precinct should increase the integration of activity at ground level with active frontages to the public realm.

The land use objectives of this precinct are:

- To create a mix of business and employment uses such as enclosed retail at ground level.
- To encourage high density residential and office development above the ground floor level.
- To require enclosed retail to integrate with the public realm at the ground floor level.
- To better integrate existing enclosed shopping centres with the surrounding land and streetscapes.
- To encourage residential development at upper levels.

Precinct E

This precinct is on the edge of Central Dandenong and provides the opportunity for uses such as higher density office and residential, and compatible service industries and other similar commercial activities. The role of this precinct is to build upon the existing commercial base.

Development within this precinct should include a design response which demonstrates how the proposal responds to any adjoining residential uses and the preferred future development of the area. The use of design techniques such as upper level setbacks, articulation, orientation, and varied materials and finishes should be used to provide visual interest.

The land use objectives of this precinct are:

- To create a mix of business and employment uses such as offices and service industry at ground and lower levels.
- To encourage higher density residential and office development above the ground floor level.
- To encourage the location of tertiary and other compatible learning and educational facilities.
- To encourage a wider variety of retail and other uses within a 400 metre radius of the Dandenong Transit Interchange.

Precinct F

This Precinct will primarily encourage redevelopment to residential purposes. Complementary office and business uses will support the new housing. Retail shops will only be allowed by consent of the Responsible Authority based on circumstances of individual merit.

Medium to high rise buildings in the range of 3-5 storeys (including car parking) will be encouraged, particularly adjacent to Cheltenham Road to create a sense of place, and to integrate with the approved Dandenong Railway Precinct redevelopment to the west. In particular higher density living will be encouraged on land adjoining the Dandenong Transit Interchange.

Housing adjacent to the railway line and Cheltenham Road in this precinct should be encouraged to offer acoustic protection from trains through shared walls, double glazing and use of non-habitable rooms along the rear boundary of lots.

The Responsible Authority will consider applications for industrial uses in existing buildings to manage the transition of the precinct from industrial to residential purposes. Any planning permit that is granted for the use of an existing building for industrial purposes is likely to be restricted to a fixed time period to the satisfaction of the Responsible Authority. Consideration will be given to the compatibility of the proposed industrial use with existing and future residential uses. Applications for the development

of land for new industrial uses or the development of land to intensify an existing industrial use should be discouraged.

The land use objectives of this precinct are:

- To encourage a range of housing types in the form of attached terraces and high density multi-dwelling development.
- To encourage residential development which offers acoustic protection from nearby industry, Cheltenham Road and Dandenong Railway Line.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Art Gallery	Must be located in Precinct A or B.
Caretaker's house	
Child care centre	Must be located in Precinct A, B, C, D or E. Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
Cinema	Must be located in Precinct B or D.
Cinema based entertainment facility	Must be located in Precincts B or D.
Dwelling (other than Caretaker's house)	Any frontage at ground floor level in 'Area 1' or 'Area 2' as shown on the 'Strategic Framework Plan' within the 'Central Dandenong Comprehensive Development Plan' (August 2010) must not exceed 2 metres.
Education centre	Any frontage at ground floor level in 'Area 1' as shown on the 'Strategic Framework Plan' within the 'Central Dandenong Comprehensive Development Plan' (August 2010) must not exceed 2 metres. Any frontage at ground floor level in 'Area 2' as shown on the 'Strategic Framework Plan' within the 'Central Dandenong Comprehensive Development Plan' (August 2010) must not exceed 10 metres.
Electoral office	May be used for only 4 months before an election and 2 weeks after an election.
Food and drink premises (other than Convenience restaurant, Hotel, and Tavern)	Must not be located in Precinct F.
Home occupation	
Informal outdoor recreation	
Market	Must be located in Precinct C.
Mineral exploration	
Minor utility installation	
Office (other than Electoral office)	Must not be located in Precinct F.

Use	Condition
Postal agency	Must not be located in Precinct F. Must be located at ground floor level.
Railway	
Shop (other than Adult sex bookshop)	Must not be located in Precinct E or F. Within Precinct A, a department store must be east of Thomas Street. Within Precinct C, a shop in the block bounded by Cleeland, King, Stuart and Clow Streets must be ancillary to the Municipal Fresh Produce Market.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Caretaker's house, Corrective institution and Dwelling)	
Amusement parlour	
Bed and breakfast	
Convenience restaurant	
Hotel	
Industry	Within Precincts A, B, C, D and E, the use must not be a purpose listed in the table to Clause 52.10.
Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of Assembly (other than Cinema, Circus, Place of worship, Amusement parlour)	
Place of Worship	Any frontage at ground floor level in 'Area 1' or 'Area 2' as shown on the 'Strategic Framework Plan' within the 'Central Dandenong Comprehensive Development Plan' (August 2010) must not exceed 2 metres.
Retail premises (other than Food and drink premises, Market, Postal agency, Shop, Adult sex bookshop and Trade supplies)	
Tavern	
Trade supplies	Must not be located in Precinct A or B. In Precinct F may only be in structures approved prior to 31 December 2004.

Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Within Precincts A, B, C, D and E, the use must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Agriculture (other than Apiculture)
Brothel
Corrective institution
Extractive industry
Major sports and recreation facility
Motor racing track

2.0

26/10/2006
C55

Use of land

A use should meet the objectives of the relevant Precinct as specified in this schedule.

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, wastewater, waste products, grit or oil.

Application requirements

An application to use land must be accompanied by information, as appropriate:

- The purpose of the use and the type of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the Dangerous Goods Act 1985 is required.
- The likely effects on adjoining land, including air-borne emissions and emissions to land and water.
- If an industry or warehouse: The type and quantity of goods to be stored, processed or produced.

3.026/11/2009
C104**Subdivision****Application requirements**

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

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - Areas of subdivision, including any areas of common property.

4.026/11/2009
C104**Buildings and works**

A permit is not required for:

- The internal rearrangement of a building or works provided the maximum leasable floor area of the building does not exceed 3,000 square metres.
- The installation of an automatic teller machine.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.

Application requirements

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

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
 - A shadow diagram as at 22 September.
- Scaled elevation drawings, floor plans and a schedule of finishes to identify the colour and materials of all buildings and works.

- Details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape layout plan which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications and method of preparing, draining, watering, maintaining and monitoring the landscape areas.
- All plans and drawings must, apart from any paper prints submitted, also be submitted on CD in PDF format. The scaled elevation drawings, showing colour and materials, must also be submitted in a format as is further described in the Council's protocol for plans submissions in Central Dandenong.
- A design response explaining how the proposed design:
 - Meets the objectives of clause 22.07.
 - The relevant precinct objectives in this Schedule.

5.0

26/10/2006
C55

Car parking

On-site car parking for all uses must be in accordance with the provisions of Clause 52.06 other than the rates for the following uses which are specified below:

- Office – 3 spaces to each 100sqm of leasable floor area.
- Shop – 4 spaces to each 100sqm of leasable floor area.
- Market – 4 spaces to each 100sqm of leasable floor area.
- Industry – 1.5 spaces to each 100sqm of net floor area.
- Dwellings:
 - 1 and 2 bedroom apartments – 1 space to each apartment.
 - 3 or more bedroom apartments – 1.5 spaces to each apartment.
 - Other detached or attached dwellings – 2 spaces to each dwelling.
 - Visitor parking – 1 space to every 5 apartments.
- Student accommodation – 0.5 spaces per student bed.

For the purpose of this Clause, an apartment is a dwelling that has a dwelling above or below it.

Lower rates can be applied to the satisfaction of the Responsible Authority.

Car parking areas should assist in the overall function, safety and appearance of the centre by:

- Not intruding onto activities that require footpath frontage or areas of Priority Active Frontage.
- Incorporating frontage landscaping and fencing.
- Incorporating larger canopy trees, at a ratio of at least one tree to each 6 car spaces and avoiding large areas of shrubby plants.
- Incorporating adequate security lighting.
- Blending the exterior of multi-deck car parks with adjacent streetscapes.
- Not locate at ground floor in the areas designated for retail functions.
- Not take access from the ground floor on streets or urban open spaces which are dedicated to street front retailing.
- Must be architecturally sensitive to surrounding development.

- Must seek to be architecturally innovative and utilise the opportunity to create an architectural statement.
- Have façades which contribute attractiveness of the built form, and typical gaping concrete boxes will be strongly discouraged.
- Be well landscaped with minimal visibility from the street front.
- Be high quality and positively contribute to the evolving Central Dandenong character.
- Be at the rear of development.
- Be safe and secure both internally and externally.
- Providing an approved Management Plan addressing the following:
 - Safety and security, both within the car park and its interface with the public realm,
 - Hours of access,
 - Staffing,
 - Access ‘categories’ for example whether it has exclusive access or allows for general public access.

6.0

26/10/2006
C55

Bicycle facilities

Design of residential and non-residential buildings must accommodate safe bicycle storage and in the case of non-residential buildings adequate on site ablution facilities need to be available for in-commuters.

7.0

26/10/2006
C55

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

8.0

11/11/2010
C126

Exemption from notice and appeal

An application to use or 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 if it is generally consistent with the Central Dandenong Comprehensive Development Plan (August 2010).

9.0

11/11/2010
C126

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Central Dandenong Comprehensive Development Plan (August 2010).
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The opportunity to integrate with the rail and transport hub of the Dandenong Transit Interchange.
- Opportunities to maximise densities and opportunities to live near public transport and support walkable neighbourhoods.
- Opportunities for residential buildings to be at least 5 storeys in height.

- Provision for a safe pedestrian and living environment adjacent to Princes Highway.
- How the development contributes to the integration of public and private realms, including external lighting where appropriate.
- The opportunity to front living areas to open spaces and maximise surveillance and safety in the public realm.

10.0

11/11/2010
C126

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

A permit is required for a Home Occupation Sign in excess of 0.2sqm.

Map 1 to Schedule 2 to Clause 37.02

