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SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ1.

Waterford Valley Comprehensive Development Plan, Drawing No. 30015698/101 (A), prepared by Aspect Landscape Consultants Pty Ltd, August 1999

Land

The land has an area of approximately 160 hectares and is located generally east of Henderson Road and south of Ferntree Gully Road, including part of Knox Park. The land also extends to the north, north-west and south-east of Karoo Road, generally to the north of Kelletts Road.

Purpose

- To provide for the land to be used and developed for a golf course, hotel, function/conference centre, gymnasium/fitness centre, retirement village, condominiums, display homes, offices, medical centre 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 of Monbulk and Ferny Creeks.
- To ensure that development does not adversely affect the waterway conditions, water quality or stream ecosystem of Monbulk and Ferny Creeks.

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Agriculture (other than Animal husbandry)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	Must provide parking only for vehicles associated with another use on the land.
Function centre	<p>The total number of seats for the function/conference centre must not exceed 800.</p> <p>The total floor area for the function space must not exceed 1,500 square metres.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>

USE	CONDITION
Golf course	<p>The use must include a golf practice area, associated shop, clubhouse and maintenance facilities.</p> <p>The total floor area for the shop and clubhouse must not exceed 930 square metres.</p> <p>The total floor area for the maintenance facility must not exceed 900 square metres (including golf cart storage).</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p> <p>Waterways, water bodies, wetlands, landscaping and access areas must be provided to the requirements of Melbourne Water and to the satisfaction of the responsible authority.</p>
Golf driving range	<p>Waterways, water bodies, wetlands, landscaping and access areas must be provided to the requirements of Melbourne Water and to the satisfaction of the responsible authority.</p>
Home occupation	
Informal outdoor recreation	
Medical centre	<p>The total floor area must not exceed 800 square metres.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>
Mineral exploration	
Mining	<p>Must meet the requirements of Clause 52.08-2.</p>
Minor utility installation	
Natural systems	
Office (other than Medical centre)	<p>The total floor area must not exceed 1,800 square metres.</p> <p>Must be for the owner of the land, Victorian Golf Association, Women's Golf Association, Victorian Institute of Sport, Royal Melbourne Institute of Technology or any affiliate organisation, or other organisation to the satisfaction of the responsible authority.</p> <p>Must be used for administration purposes.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>

USE	CONDITION
Residential hotel	<p>The total floor area must not exceed 14,500 square metres, inclusive of 8,000 square metres for hotel suites.</p> <p>The total number of seats for dining purposes must not exceed 300.</p> <p>The total number of accommodation units must not exceed 75 suites and 75 condominiums.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>
Restricted recreation facility	<p>Must be a gymnasium or fitness centre.</p> <p>The total floor area for the gymnasium or fitness centre must not exceed 1,700 square metres.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>
Retirement village	<p>Must not exceed a total of 450 dwellings.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

Section 2 - Permit required

USE	CONDITION
Animal husbandry (other than Apiculture)	
Display home	<p>Must be for the owner of the land.</p> <p>The total number of display homes must not exceed 6 at any time.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>
Dwelling	<p>Must not exceed a total of 75 dwellings.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>
Education centre	<p>Must be directly associated with another use on the land.</p> <p>Car parking must be provided to the satisfaction of the responsible authority.</p>

USE	CONDITION
Leisure and recreation (other than Golf course, Golf driving range, Informal outdoor recreation, Motor racing track, and Restricted recreation facility)	

Section 3 - Prohibited

USE
Accommodation (other than Dwelling, Residential hotel, and Retirement village)
Art and craft centre
Brothel
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Freeway service centre
Funeral parlour
Hospital
Industry
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)
Motor racing track
Place of assembly (other than Function centre)
Pleasure boat facility
Research centre
Retail premises
Saleyard
Service station
Transport terminal
Utility installation (other than Minor utility installation and Telecommunications facility)
Veterinary centre
Warehouse
Winery

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VC37**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.

Overall Development Plan

Prior to the commencement of any use, an Overall Development Plan must be prepared for the overall development of the land to the satisfaction of the responsible authority. The plan must:

- Be generally in accordance with the “Waterford Valley Comprehensive Development Plan, Drawing No. 30015698/101 (A), prepared by Aspect Landscape Consultants Pty Ltd, August 1999”.
- Enable the comprehensive development of the land in the zone for a golf course, hotel, function/conference centre, gymnasium/fitness centre, retirement village, condominiums, display homes, offices, medical centre and associated uses including waterways, floodplains, wetlands and other water bodies.
- Be prepared to the requirements of Melbourne Water.

Before deciding whether the Overall Development Plan is to its satisfaction, the responsible authority must consider the orderly planning of the area, including:

- The preservation of the amenity of nearby residents.
- The protection and enhancement of the environmental qualities of Ferny and Monbulk Creeks 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.

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 an Overall Development Plan prepared to the satisfaction of the responsible authority.

Decision guidelines

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

- Any Overall Development Plan prepared to the satisfaction of 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 Ferny and Monbulk Creeks.
- The preservation of the amenity of nearby residents.
- The interim use of those parts of the land not required for the proposed use.

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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.

This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

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

- Any Overall Development Plan prepared to the satisfaction of the responsible authority.
- The interface with adjacent zones, especially the relationship with residential areas.
- Any natural or cultural values on or near the land.
- The ownership pattern of land in the zone.

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Buildings and works

General requirements

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

Environmental Management Plan

Prior 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

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.
 - 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 an Overall Development Plan prepared to the satisfaction of the responsible authority.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Any Overall Development Plan prepared to the satisfaction of 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 Ferny and Monbulk Creeks 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.

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Advertising signs

This zone is in Category 3 of the table at Clause 52.05, except for Sites ‘A’ and ‘B’ as shown on the “Waterford Valley Comprehensive Development Plan, Drawing No. 30015698/101 (A), prepared by Aspect Landscape Consultants Pty Ltd, August 1999” which are in Category 2 of the table at Clause 52.05.