

24/07/2014  
C157**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ1**

**CAROLINE SPRINGS TOWN CENTRE AREA**

The Caroline Springs Town Centre Comprehensive Development Plan is the Comprehensive Development Plan for this area.

**Land**

Comprehensive Development Zone 1 and the Caroline Springs Town Centre Comprehensive Development Plan apply to the Caroline Springs Town Centre.

**Purpose**

To identify land developed as the Caroline Springs Town Centre.

To provide a dynamic range and mix of commercial, retail, entertainment, residential, recreational, educational and community uses in the Caroline Springs Town Centre.

To provide for the development of the Town Centre generally in accordance with the Caroline Springs Town Centre Comprehensive Development Plan.

To achieve a high standard of urban design, public amenity and safety.

To establish higher order sub regional functions to reflect the sub regional status of the Town Centre.

To provide opportunities for medium and higher density residential development.

To implement the Melton East Structure Plan.

To implement the Melton East Strategy Plan Revised (1997).

To integrate Kororoit Creek as a feature of the Town Centre.

To provide a community focus in an accessible and convenient location.

To establish an attractive pedestrian scale for the Town Centre.

**1.0****Table of uses**24/07/2014  
C157**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than bed and breakfast, caravan and camping park, corrective institution, dwelling, group accommodation and host farm).</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<b>Art and craft centre</b>	The site is identified for the use in a

Use	Condition
	<p>precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p>
<b>Bed and breakfast</b>	<p>No more than 6 persons may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p>
<b>Car park</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing layout, dimensions, access ways and landscaping to the satisfaction of the responsible authority.</p>
<b>Child care centre</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<b>Cinema-based entertainment facility</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p>
<b>Display home</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p>
<b>Dwelling</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p>
<b>Education centre</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p>

Use	Condition
	<p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Funeral parlour</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Home occupation</b></p>	
<p><b>Leisure and recreation ( other than Motor racing track and Paintball games facility )</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Office</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the layout, elevations, dimensions, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Place of assembly (other than carnival, circus )</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Utility installation (other than Telecommunications facility)</b></p>	
<p><b>Retail premises(other than shop)</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the</p>

Use	Condition
	<p>layout, elevations, dimensions, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Research and development centre</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area</p>
<p><b>Service industry(other than motor repairs and panel beating)</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Service station</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<p><b>Shop</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, dimensions, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p>
<p><b>Transport terminal( other than airport, and road freight terminal)</b></p>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does</p>

Use	Condition
	not adversely affect the amenity of the area
<b>Veterinary centre</b>	<p>The site is identified for the use in a precinct plan approved by the responsible authority.</p> <p>In accordance with plans showing the proposed layout, elevations, car parking, access and landscaping approved to the satisfaction of the responsible authority.</p> <p>The approved plan may include requirements to ensure that the use does not adversely affect the amenity of the area.</p>
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

Use	Condition
<b>Adult sex bookshop</b>	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from 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
<b>Amusement parlour</b>	
<b>Heliport</b>	
<b>Hospital</b>	
<b>Motor repairs (other than panel beating)</b>	
<b>Store</b>	<p>Must be in a building, not a dwelling, and used to store equipment, goods or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</p> <p>Must not be for a storage purpose listed in the Table to Clause 52.10.</p>
<b>Warehouse (other than store and fuel depot)</b>	<p>Must be in a building, not a dwelling, and used to store equipment, goods or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot</p> <p>Must not be for a purpose listed in the table to Clause 52.10.</p>
<b>Any Section 1 use - if the Section 1 condition is not met</b>	
<b>Any other use not in Section 1 or Section 3</b>	

**Section 3 – Prohibited**

Use
<b>Airport</b>
<b>Agriculture (other than Apiculture)</b>

## Use

**Brothel**  
**Camping and caravan park**  
**Cemetery**  
**Corrective institution**  
**Crematorium**  
**Freeway service centre**  
**Fuel depot**  
**Industry (other than research and development centre and service industry)**  
**Motor racing track**  
**Panel beating**  
**Paintball games facility**  
**Road freight terminal**  
**Saleyard**

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## 2.0

### **Caroline Springs Town Centre Comprehensive Development Plan**

05/06/2014  
GC6

The Caroline Springs Town Centre Comprehensive Development Plan identifies the area developed for the Caroline Springs Town Centre and associated uses. The plan shows the general location of the Town Centre, the indicative main road frontages and the indicative arrangement of land uses proposed within the Town Centre.

The Caroline Springs Town Centre Comprehensive Development Plan describes the vision for the Town Centre and includes design objectives for its development.

## 3.0

### **Precinct Plan**

05/06/2014  
GC6

Before land is subdivided or buildings or works are constructed, a precinct plan for all or part of the land must be prepared and approved to the satisfaction of the responsible authority. A precinct plan may be amended at any time to the satisfaction of the responsible authority.

All subdivision and buildings and works must be generally in accordance with the approved precinct plan.

A precinct plan must be generally consistent with the Caroline Springs Town Centre Comprehensive Development Plan to the satisfaction of the responsible authority.

A precinct plan must provide or contain the following information as appropriate:

- The proposed land uses;
- A response to the design objectives and principles contained in the Caroline Springs Town Centre Comprehensive Development Plan
- Details of roads, including pavement widths;
- A parking plan including the number of car parking spaces provided for particular uses; the basis on which the car parking rate is justified and the internal layout of the car parking areas,
- The staging of development;
- The relationship of the land to the existing or proposed land uses on adjoining land; and appropriate interface treatments particularly for residential uses;
- Buildings envelopes showing building heights, massing, and indicative scale;

- Pedestrian and bicycle paths, if provided;
- Areas available to the public and any recreation or other public facilities to be provided;
- Public transport facilities, if provided;
- Traffic Management Plan;
- Proposed landscaping and the urban design theme for public areas; and
- Any other relevant information.

#### **Exemption from Clause 52.06- Car Parking**

Clause 52.06 does not apply to a use shown in an approved precinct plan; provided the car parking numbers and arrangements are in accordance with the approved parking plan.

#### **4.0**

19/01/2006  
VC37

#### **Use of land**

The use of land must be generally in accordance with the Caroline Springs Town Centre Comprehensive Development Plan and any relevant approved precinct plan.

#### **Exemption from notice and review**

An application for a Section 2 Use on a site that is identified for the use in an approved precinct plan 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.

#### **5.0**

19/01/2006  
VC37

#### **Subdivision**

A permit is required to subdivide land. An application must be referred to a referral authority listed in Clause 66.

#### **Exemption from notice and review**

An application for subdivision which is generally consistent with an approved precinct plan 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**

Before deciding an application to subdivide land in addition to the decision guidelines in Clause 65, the responsible authority must consider the Caroline Springs Town Centre Comprehensive Development Plan.

Construction and extension of single dwellings on lots of at least 300 square metres

A permit is not required to construct or extend one dwelling on a lot of at least 300 square metres.

#### **6.0**

19/01/2006  
VC37

#### **Construction and extension of single dwellings on lots of at least 300 square metres**

A permit is not required to construct or extend one dwelling on a lot of at least 300 square metres.

**7.0**19/01/2006  
VC37**Construction and extension of medium-density housing and residential buildings****Application requirement**

An application:

- To construct or extend one dwelling on a lot of less than 300 square metres;
- To construct a dwelling if there is at least one dwelling on the lot;
- To construct two or more dwellings on a lot;
- To extend a dwelling if there are two or more dwellings on the lot;
- To construct or extend a residential building.

must be accompanied by a neighbourhood and site description and design response as described in Clause 55.01.

This does not apply to the construction of one dependent person's unit on a lot.

**Exemption from notice and review**

An application 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.

**Satisfactory neighbourhood and site description**

The responsible authority:

- Must inform the applicant in writing:  
Before deciding an application that the neighbourhood and site description meets the requirements of Clause 51.01-1 and is satisfactory or does not meet the requirements of Clause 51.01-1 and is not satisfactory.  
If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.
- Must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

**Decision guidelines**

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The provisions of Clause 54 or clause 55. This does not apply to a development of five or more storeys, excluding a basement.



## 8.0

### **Buildings and works**

19/01/2006  
VC37

#### **Permit requirement**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of this Clause.

A permit is not required to construct a building or construct or carry out works for a use in Section 1 of this Clause.

#### **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
- Existing ground levels
- The layout of existing and proposed buildings and works
- All driveways, car parking and loading areas
- Proposed landscaping
- All external storage and waste treatment areas.

Elevations drawn to scale and showing the colour and materials of all buildings and works.

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

An application for buildings and works in association with a Section 2 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.

#### **Decision Guidelines**

Before deciding an application, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider the Caroline Springs Town Centre Comprehensive Development Plan and any relevant approved precinct plan.

## 9.0

### **Advertising signs**

19/01/2006  
VC37

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