

19/10/2017  
C119**SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**

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

**MANDALAY COMPREHENSIVE DEVELOPMENT PLAN****Land**

The Mandalay Estate is the land within the Comprehensive Development Zone south of Camerons Lane and west of the north-south oriented section of Patterson Road, Beveridge. It is approximately 260 hectares in area. The land is shown in the Mandalay Comprehensive Development Plan, incorporated into this scheme.

**Purpose**

To facilitate the development of land generally in accordance with the Mandalay Comprehensive Development Plan, incorporated into this scheme.

To enable development of the land for the purposes of a residential development based around a golf course with associated accommodation and conference facilities and a small retail centre.

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C119**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Animal keeping</b>	Must be no more than 2 animals.
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Bed and breakfast</b>	No more than 6 persons may be accommodated away from their normal place of residence.
<b>Carnival</b>	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Child care centre</b>	
<b>Display home</b>	
<b>Dwelling (other than Bed and breakfast)</b>	
<b>Education centre</b>	Must be located generally in accordance with the Mandalay Comprehensive Development Plan.
<b>Food and drink premises</b>	Must be located generally in accordance with the Mandalay Comprehensive Development Plan.
<b>Function centre</b>	
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	
<b>Minor sports and recreation facility</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Minor utility installation</b>	

Use	Condition
<b>Natural systems</b>	
<b>Office</b>	Must be located in the Commercial Precinct or Club House Precinct.
<b>Residential hotel</b>	
<b>Restricted place of assembly</b>	
<b>Stone exploration</b>	Must not be costeaning or bulk sampling.
<b>Shop (other than Adult sex bookshop, Department store, and Restricted retail premises)</b>	Must be located in the Commercial Precinct or Club House Precinct.
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

### Section 2 - Permit required

Use	Condition
<b>Animal keeping</b>	Must be no more than 5 animals.
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Any other use in Section 1 or 3</b>	

### Section 3 Prohibited

Use
<b>Accommodation (other than Dwelling, Group accommodation, Residential hotel, and Residential village)</b>
<b>Adult sex bookshop</b>
<b>Brothel</b>
<b>Department store</b>
<b>Extractive industry</b>
<b>Industry</b>
<b>Intensive animal husbandry</b>
<b>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</b>
<b>Motor racing track</b>
<b>Racecourse</b>
<b>Restricted retail premises</b>
<b>Retail premises (other than Food and drink premises, Postal agency, and Shop)</b>
<b>Saleyard</b>
<b>Warehouse</b>

## 2.0

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### Use of land

None specified

## 3.0

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### Subdivision

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The subdivision must be generally in accordance with an approved Mandalay Layout Plan.

An application for the subdivision of 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 appeal rights of section 82(1) of the Act.

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The relationship of the proposed subdivision to existing subdivisions and use of adjoining land.
- Any relevant comprehensive development plan or policy affecting the land.
- The effect on traffic and network impacts to be generated, including the loading and unloading of vehicles, waste removal, emergency services, pedestrian and cycling paths and public transport.
- The need for financial and other contributions towards the provision of reticulated service infrastructure, community facilities and transport systems, including footpath construction, as set out in appropriate agreements, conditions or other arrangements to guarantee those contributions.

#### 4.0 Buildings and works

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No permit is required to construct a building or construct or carry out works for the following:

- Construct a building or construct or carry out works for a use in Section 1 which is generally in accordance with the Mandalay Comprehensive Development Zone Plan approved by the responsible authority.
- Construct or extend a single dwelling or construct or carry out works for a single dwelling on a lot of more than 300 square metres.
- Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A layout plan prepared to the satisfaction of the responsible authority, which shows the relationship between the site and the Mandalay Comprehensive Development Plan, and demonstrates how the proposal is consistent with the Mandalay Comprehensive Development Plan. The layout plan should show, as appropriate:
  - The arrangement of car parking, access and service areas to allow for the loading and unloading of vehicles, waste disposal and access for larger vehicles.
  - How public transport will be integrated.
  - Details addressing the location and integration of community facilities, public spaces and services.
  - That the proposal can accommodate adequate office space to accommodate healthcare practitioners.
  - Any other matters the responsible authority considers necessary.
- A site 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
- Proposed landscape areas and rehabilitation of any disturbed areas
- All driveway, car parking and loading areas
- All external storage and waste treatment areas
- Areas not required for immediate use.
- Details of site servicing including water and sewerage connections and installations, drainage provisions and the location of a garbage collection point.
- Details of the exterior treatment and finish of walls and roofs, including a schedule of materials, finishes and colours.
- The elevation and section views of the proposed buildings.
- Construction details of all drainage works, driveways, pedestrian and cycling paths, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority.

- The objectives and standards of Clauses 54 and 55.
- The availability of and connection to services.
- Whether the development is consistent with, and complements the character and development pattern of the area.
- Whether the development uses materials, finishes and colours that complement the local environment.
- The impact of the development upon the character of the surrounding area.

## 5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. All land located within the Commercial Precinct, Club House Precinct and signage displayed on the golf course, as shown on the Mandalay Comprehensive Development Plan, is in Category 1. All other land is in Category 3.

An application to construct or display advertising signage 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 appeal rights of section 82(1) of the Act.