

09/04/2009
C108**SCHEDULE 6 TO THE COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ6****LYNDARUM NEIGHBOURHOOD ACTIVITY CENTRE****Land**

The Lyndarum Neighbourhood Activity Centre comprises land on the north and south side of Lyndarum Drive on the corner of Epping Road.

Purpose

To provide for development of the Lyndarum Neighbourhood Activity Centre generally in accordance with the *Epping North Local Structure Plan* and the *Lyndarum Development Plan*.

To provide for a mix of uses including retail, commercial, civic, recreational in a manner that integrates the site with the surrounding uses.

To designate land suitable for a compact, pedestrian oriented and traditional mixed use Neighbourhood Activity Centre.

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

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C108**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Animal keeping (other than animal boarding)	Must be no more than two animals
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.
Car park	
Child care centre	Must be generally in accordance with the <i>Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan</i> (and any other approved master plan or development plan forming part of or approved under the scheme).
Education centre	

Function centre	Must be generally in accordance with the <i>Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan</i> (and any other approved master plan or development plan forming part of or approved under the scheme).
Hall	
Home occupation	
Informal outdoor recreation	
Library	
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 <i>Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan</i> (and any other approved master plan or development plan forming part of or approved under the scheme).
Post office	
Place of Assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre, Nightclub)	
Railway	
Road	
Search for stone	Must be costeaning or bulk sampling
Retail premises (other than Adult sex bookshop, Gaming premises, Tavern and Restricted retail premises)	Must be generally in accordance with the <i>Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan</i> (and any other approved master plan or development plan forming part of or approved under the scheme).
Telecommunication facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Corrective Institution)	Must be generally in accordance with the <i>Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan</i> (and any other approved master plan or development plan forming part of or approved under the scheme).
Industry	Must not be a purpose listed in the table to Clause 52.10.

Restricted retail premises	Must be generally in accordance with the <i>Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan</i> (and any other approved masterplan or development plan forming part of or approved under the scheme).
Tavern	

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)

Transport terminal (other than Airport and Road freight terminal)

Utility installation (other than Minor utility installation and Telecommunications facility)

Warehouse (other than fuel depot)

Any other use not in 1 or 3

Section 3 - Prohibited

USE
Adult sex shop
Airport
Brothel
Cemetery
Corrective institution
Crematorium
Drive-in theatre
Extractive industry
Freeway service centre
Fuel depot
Gaming Premises
Intensive animal husbandry
Motor racing track
Road freight terminal
Saleyard

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General exemption from notice and review

An application to use land, subdivide land or carry out buildings and works which are generally consistent with the *Lyndarum Neighbourhood Activity Centre Comprehensive*

Development Plan are 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.

3.0 Use of land

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All use of land must be generally in accordance with the *Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan* (and any further Development Plan or Master Plan required under this scheme).

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 buildings, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Traffic generated by the use.

4.0 Subdivision

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Permit requirement

A permit is required to subdivide land. The subdivision must generally be in accordance with the *Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan* and any further development plan or master plan required under this scheme.

5.0 Buildings and works

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Permit requirement

A permit is required to construct a building or carry out works. All buildings and works must be generally in accordance with the *Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan* and any further development plan or master plan approved under this scheme.

This does not apply to building and works which are necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environmental Protection Act 1970*.

6.0 Requirement before a permit is granted and exemption from notice and appeal

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A permit must not be granted for the use or development of land until a master plan has been approved by the responsible authority.

This does not apply if the responsible authority is satisfied that:

- The proposed use or development will not prejudice the orderly use or development of land as intended by the *Epping North Local Structure Plan* and the *Lyndarum Development Plan*.
- The proposed buildings and works which are a modification necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environmental Protection Act 1970*.

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C108**Requirements for a master plan**

A master plan must be prepared which is generally consistent with the *Epping North Local Structure Plan*, *Lyndarum Development Plan* and the *Lyndarum Neighbourhood Activity Centre Comprehensive Development Plan*. The master plan must consist of a detailed site analysis, a design concept plan and a written report.

The master plan must show, or address, the following matters to the satisfaction of the responsible authority:

General:

- General consistency with the *Epping North Local Structure Plan* or the *Lyndarum Development Plan*.
- The location of all land uses which are proposed with the master plan area.
- The general pattern of subdivision and location of building envelopes.
- The stages, if any, by which the development of the land is proposed to proceed.

Use:

- Retail floor space consistent with the role of a neighbourhood activity centre.
- A diversity and distribution of uses that encourage cross centre movement.
- Mechanisms to ensure appropriate pedestrian and vehicle activity within the main street (Lyndarum Drive).
- Mechanisms to ensure that uses and/or development not fronting the main street do not detract from the viability of the main street.

Built Form:

- A defined urban character which is clearly articulated in the built form and building setbacks.
- Buildings located to address the street, with parking located at the side or rear where possible.
- Public open space providing a strong relationship with the surrounding built form.
- A diversity of traditional streetscape conditions with variation in car parking arrangements, verge widths and streetscape planting.
- Provision of appropriate transition and interface design treatments between designated land uses (or mixed land uses).
- Establishment of architectural statements and landmarks in key locations.
- Appropriate interaction and relationship between residential and non-residential uses.
- Solar access and shade provision.

Accessibility:

- The relationship between buildings and other pedestrian spaces.
- The legibility of key areas within the Neighbourhood Activity Centre
- The connection between the Neighbourhood Activity Centre and surrounding land uses.
- Pedestrian and cyclist amenity.
- Adequate car parking
- Service vehicle access.

Public Realm:

- The public realm within the Neighbourhood Activity Centres streets, public park and pedestrian spaces.
- Landscape architecture and urban design concept plans for all proposed public open space areas including pedestrian walkways.