

SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

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

CONCEPT PLAN – 800 TOORAK ROAD COMPREHENSIVE DEVELOPMENT PLAN, OCTOBER 2015

Land

Land located at 800 Toorak Road, Glen Iris on the southern side of Toorak Road (as indicated on the Comprehensive Development Plan).

Purpose

To encourage and assist the overall development of the land for an office and ancillary uses.

To ensure that the combination of uses and the scale and character of any redevelopment is compatible with the character, amenity and appearance of the surrounding area, the capacity of the existing and proposed road system to accommodate any increase in traffic, and the capacity of existing essential services including proposed modifications.

To ensure that the office development is compatible with and will complement the future development of the Camberwell District Centre.

To ensure that the land is developed in an orderly and comprehensive manner.

1.0

Table of uses

Section 1 - Permit not required

Use	Condition
Car park	
Child care centre (other than Kindergarten)	
Exhibition centre	
Food and drink premises (other than Convenience restaurant and Hotel)	
Home occupation	
Informal outdoor recreation	
Library	
Medical centre	Must be only one practitioner and must not be an X-Ray centre or a child welfare centre
Minor utility installation	
Office (other than Medical centre)	For that part of the zone marked as "Offices A" on the Concept Plan – 800 Toorak Road Comprehensive Development Plan, October 2015, car parking must be provided at a rate of at least 2.9 spaces to each 100 square metres of leaseable floor area.
Postal agency	
Service station	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution) Convenience restaurant Hotel	
Industry	Must not be a purpose listed in the table to Clause 52.10
Kindergarten Leisure and recreation (other than Informal outdoor recreation 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 Exhibition centre and Library) Retail premises (other than Adult sex bookshop, Food and drink premises, Motor vehicle, boat, or caravan sales, Postal agency, and Timber yard) Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must not be a purpose listed in the table to Clause 52.10.

Section 3 - Prohibited

Use
Adult sex bookshop Agriculture (other than Apiculture) Brothel Cemetery Corrective institution Crematorium Extractive Industry Motor racing track Motor vehicle, boat, or caravan sales Saleyard Timber yard

2.0

26/10/2006
C70

Use of land

The use of the land must not adversely affect the amenity of the area.

3.0

06/04/2017
C239

Buildings and works

No permit is required to construct a building or construct or carry out works.

The development of the land must not adversely affect the amenity of the area.

Overall development plan

No building or works may be constructed until a plan of the overall development of the land has been prepared to the satisfaction of the responsible authority.

The plan must be generally in accordance with the Concept Plan – 800 Toorak Road Comprehensive Development Plan, October 2015 and must show:

- No building or works exceeding the height above the Australian height datum for any particular site as shown on the Concept Plan except:
 - To accommodate roof top services that are designed as architectural roof top features or hidden from any adjoining public space. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns, roof top gardens, decks, and communal outdoor spaces and their ancillary facilities.
- The location, layout, height, dimensions and floor area of all buildings and works.
- The proposed use of each building.
- The location and layout of all car parking areas and access to and from them and a management plan for operating and maintaining the areas.

All buildings and works, open space, landscaping and use of land must be in accordance with the plan.

The plan may be amended to the satisfaction of the responsible authority.

Before the plan can be approved or amended, the responsible authority must display the plan at the responsible authority's office for at least fourteen days.

Car parking

The responsible authority may grant a permit to reduce the number of car spaces required for a particular use in Section 1 if it is satisfied that the number of spaces required:

- Is necessary in the circumstances.
- Could create or aggravate traffic congestion in the locality.
- Can be provided on other land in the locality.

Before deciding on an application to reduce the number of car spaces, the responsible authority must consider:

- The likely demand for car parking spaces.
- The extent to which the various uses of the land are likely to generate different levels of demand for car parking at different times.
- The possible multi-use of the car spaces.
- Any demand for car spaces generated by the existing use of the land.
- The accessibility of the site to vehicular traffic.
- The proposed layout of parking areas.
- The dimensions of the car spaces, access lanes and driveways and layout of parking areas must meet the requirements of Clause 52.06 unless the responsible authority agrees otherwise.

Loading and unloading facilities

Facilities for vehicles to load and unload must be provided on the land to the satisfaction of the responsible authority.

BOROONDARA PLANNING SCHEME

Goods must be stored and transported to, from and on the land to the satisfaction of the responsible authority.