

SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

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

WAVERLEY PARK COMPREHENSIVE DEVELOPMENT PLAN**Land**

That part of Waverley Park associated with the retained and re-used portion of the previous football stadium, the oval and the proposed ring of apartment buildings around the oval, together with their access roads.

Purpose

- To designate land suitable for urban development.
- To provide for development of land generally consistent with the Waverley Park Comprehensive Development Plan, August 2002.
- To facilitate a range of uses including Office, Retail, Dwelling (in apartment buildings) and Minor sports and recreation facility.
- To ensure that non-residential uses do not cause loss of amenity to people in areas set aside and used for dwellings.

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

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	Must comply with Clause 2 of this schedule.
Display home	Must comply with Clause 2 of this schedule.
Dwelling	Must comply with Clause 2 of this schedule.
Food and drink premises	Must comply with Clause 2 of this schedule.
Home occupation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	Must comply with Clause 2 of this schedule.
Minor utility installation	
Natural systems	
Office	The combined leasable floor area for all offices must not exceed 2000 square metres. Must comply with Clause 2 of this schedule.
Place of assembly (other than Carnival, Cinema, Circus, Nightclub, and Place of worship)	Must comply with Clause 2 of this schedule.
Railway	

MONASH PLANNING SCHEME

Use	Condition
Residential building	Must comply with Clause 2 of this schedule.
Retirement village	Must comply with Clause 2 of this schedule.
Road	
Search for stone	Must not be costeaning or bulk sampling.
Shop (other than Adult sex bookshop)	The combined leasable floor area for all shops must not exceed 500 square metres. Must comply with Clause 2 of this schedule.
Store (other than Boat and caravan storage, Freezing and cool storage, Rural store, and Vehicle store)	Must comply with Clause 2 of this schedule.
Telecommunications facility	Buildings and works must comply with Clause 52.19.
Tramway	

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dwelling, Residential building, and Retirement village)	
Agriculture (other than Animal husbandry)	
Boat and caravan storage	
Carnival	
Cinema	
Circus	
Freezing and cool storage	
Leisure and recreation (other than Minor sports and recreation facility, and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Nightclub	
Place of worship	
Retail premises (other than Food and drink premises, Landscape gardening supplies, Motor vehicle, boat or caravan sales, and Shop)	
Rural store	
Utility Installation (other than Minor utility installation, and Telecommunications facility)	
Vehicle store	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Animal husbandry (other than Apiculture)
Brothel
Cemetery
Corrective institution
Crematorium
Extractive industry
Industry
Landscape gardening supplies
Motor racing track
Motor vehicle, boat or caravan sales
Saleyard
Warehouse (other than Store)

2.0

19/01/2006
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Use of land

2.1

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Section 1 uses

A use in Section 1 of Clause 1.0 of this Schedule must be located in an area allocated for such use on the Waverley Park Comprehensive Development Plan, August 2002 and must be generally in accordance with such plan.

Prior to the use of land for a minor sports and recreation facility or a place of assembly, a management plan must be prepared and approved to the satisfaction of the responsible authority, and the use must comply with that management plan. The management plan may address any matter relating to the operation or use of the minor sports and recreation facility or place of assembly and must address any potential amenity impact on any nearby areas set aside and used for dwellings.

2.2

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Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport or 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, wastewater, waste products, grit or oil.

2.3

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Application requirements

An application to use land must be accompanied by information on the purpose of the use and the type of activities which will be carried out and the likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.

2.4

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Decision guidelines

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

- Sites of heritage significance.
- For non-residential uses, the potential amenity impact on areas set aside and used for dwellings.
- The availability of and connection of services.
- The effect of traffic to be generated on roads.
- Any other matters which relate to the use of the land.

2.5

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Exemption from notice and appeal

An application for a Section 2 use on a site that is identified for the use under the Waverley Park Comprehensive Development Plan, August 2002 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.

3.0

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Subdivision

3.1

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Application requirements

An application to subdivide land 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.
 - Areas of subdivision, including any areas of common property.
- Any sites of heritage significance.
- The management of open space or community areas including, if the area is to be managed by a body corporate, the proposed body corporate rules.

3.2

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Exemption from notice and appeal

An application to subdivide land which is generally consistent with the Waverley Park Comprehensive Development Plan, August 2002 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.

3.3

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Decision guidelines

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

- The Waverley Park Comprehensive Development Plan, August 2002.
- The provisions of Clause 56.
- The requirements of authorities specified as referral authorities in Clause 66.

4.019/01/2006
VC37**4.1**19/01/2006
VC37**Buildings and works****Permit requirement**

A permit is not required to construct a building or construct or carry out works for a use in Section 1 of Clause 1.0 of this Schedule if the following requirements are met to the satisfaction of the responsible authority:

- Before the construction of any building or works starts, plans must be submitted to and approved by the responsible authority. The plans must be drawn to scale with dimensions and must show:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
- Elevation drawings and floor plans for all buildings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, 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.
- For buildings and works intended for non-residential use, a statement must be submitted to the responsible authority addressing any potential amenity impact on nearby areas set aside and used for dwellings.
- For any building or works intended for use as a minor sports and recreation facility or place of assembly, a management plan relating to the operation of the building or works must be submitted to and approved by the responsible authority in accordance with Clause 2 of this Schedule.

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 1.0 of this Schedule.

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.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
- Elevation drawings and floor plans for all buildings to scale showing the colour and materials of all buildings and works.

- Construction details of all drainage works, driveways, 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.
- For buildings and works intended for non-residential use, a statement must be submitted to the responsible authority addressing any potential amenity impact on nearby areas set aside and used for dwellings.

4.2

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Decision guidelines

Before deciding on whether it is satisfied that the requirements of Clause 4.1 have been met for buildings and works for a use in Section 1 of Clause 1.0 of this Schedule, or before deciding an application if a permit is required, the responsible authority must consider, as appropriate:

- The Waverley Park Comprehensive Development Plan, August 2002.
- Sites of heritage significance.
- For non-residential uses, the potential amenity impact on areas set aside and used for dwellings.
- The Waverley Park Concept Plan, August 2002.

4.3

19/01/2006
VC37

Exemption from notice and appeal

An application to construct a building or to construct or carry out works for a use in Section 2 of Clause 1.0 of this Schedule on a site that is identified for the use under the Waverley Park Comprehensive Development Plan, August 2002 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

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Advertising signs

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