

SCHEDULE 3 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ3**.

LAURIMAR TOWN CENTRE**Land**

The Laurimar Town Centre comprises land west of Flaxen Hills Road as defined in the Comprehensive Development Zone 3.

Purpose

To provide for development of the Laurimar Town Centre generally in accordance with the Mernda Local Structure Plan: Part 1, the Laurimar Development Plan and the Laurimar Town Centre Comprehensive Development Plan.

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

To designate land suitable for a compact, pedestrian-orientated and traditional mixed use town centre.

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

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

Use	Condition
Accommodation (other than Corrective institution)	Must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable development plan forming part of or approved under this Scheme).
Animal keeping (other than Animal boarding)	Must be no more than two animals.
Home based business	
Informal outdoor recreation	
Office	Must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable development plan forming part of or approved under this Scheme).
Railway	
Retail premises (other than Adult sex product shop)	Must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable development plan forming part of or approved under this Scheme).
Tramway	

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Use	Condition
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Apiculture, and Intensive animal husbandry) Animal boarding Animal keeping (other than Animal boarding – if the section 1 condition is not met) Art and craft centre Car park	
Industry (other than Fuel depot and Saleyard)	Must not be a purpose listed in the table to Clause 53.10.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track) Place of assembly (other than Carnival, Circus and Drive-in theatre) Transport terminal (other than Airport and Road freight terminal) Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Fuel depot)	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in 1 or 3	

Section 3 - Prohibited

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

2.0

19/01/2006
VC37

Use of land

All land uses, including open space and the use of land for accommodation, must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable incorporated plan or development plan forming part of or approved under this Scheme).

2.1

19/01/2006
VC37

Permit requirement – non-residential land uses

An application to use land for a non-residential land use must be accompanied by the following information:

- The purpose of the use and the types of activities which will be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- How land which is not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land or water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

2.2

19/01/2006
VC37

Decision guidelines – non-residential land uses

Before deciding on an application to use land for a non-residential purpose the responsible authority must consider, as appropriate:

- The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.
- The drainage of the land.
- The design of buildings, including the provision for solar access.
- The availability and provision of utility services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.1

19/01/2006
VC37

Permit requirement

A permit is required to subdivide land. The subdivision must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable incorporated plan or development plan forming part of or approved under this Scheme).

An application to subdivide land for residential purposes must meet the requirements of Clause 56.

3.2

19/01/2006
VC37

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. This exemption does not apply to land within 30m of land (not a road) which is in a residential zone.

3.3

19/01/2006
VC37

Decision guidelines

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

- The objectives and standards of Clause 56 if the subdivision is for residential purposes.
- Provision of vehicles providing for supplies, waste removal and emergency services and public transport.
- The interface with adjoining zones, especially the relationship with surrounding residential areas.

- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.

4.0

19/01/2006
VC37

Construction and extension of one dwelling on a lot

4.1

19/01/2006
VC37

Permit requirement

A permit is required to construct or extend one dwelling on a lot. The location of a new dwelling must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable incorporated plan or development plan forming part of or approved under this Scheme).

A development must meet the requirements of Clause 54.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 54.06-2.

4.2

19/01/2006
VC37

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. This exemption does not apply to land within 30m of land (not a road) which is in a residential zone.

4.3

19/01/2006
VC37

Decision Guidelines

Before deciding on an application the responsible authority must consider the objectives, standards and decision guidelines of Clause 54.

5.0

19/01/2006
VC37

Construction and extension of two or more dwellings on a lot or residential buildings

5.1

19/01/2006
VC37

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a residential building.

The location of new dwellings or residential buildings must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable incorporated plan or development plan forming part of or approved under this Scheme).

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A permit is required to construct a fence within 3 metres of a street if the fence exceeds the maximum front fence height specified in Table A2 of Clause 55.06-2.

5.2

19/01/2006
VC37

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. This exemption does not apply to land within 30m of land (not a road) which is in a residential zone.

5.319/01/2006
VC37**Decision Guidelines**

Before deciding on an application the responsible authority must consider the objectives, standards and decision guidelines of Clause 55.

6.019/01/2006
VC37**Buildings and works other than dwellings or residential buildings****6.1**19/01/2006
VC37**Permit requirements**

A permit is required to construct a building or construct or carry out works for a use in section 2 of this schedule (other than buildings and works associated with one or more dwellings or residential buildings). The buildings and works must be generally in accordance with the Laurimar Town Centre Comprehensive Development Plan (and any other applicable incorporated plan or development plan forming part of or approved under this Scheme).

An application must be accompanied by the following information:

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.
- 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.
- Areas not required for immediate use.
- Elevation drawings 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.

6.219/01/2006
VC37**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. This exemption does not apply to land within 30m of land (not a road) which is in a residential zone.

6.319/01/2006
VC37**Decision Guidelines**

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

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, including the conservation of buildings and, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or the immediate spaces and the landscaping of land adjoining a road.

WHITTLESEA PLANNING SCHEME

- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.