

05/06/2014  
GC6**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ1****SYDENHAM REGIONAL ACTIVITY CENTRE****Land**

Sydenham Activity Centre

**Purpose**

- To facilitate development of the regional centre satisfying the needs of the existing and future population.
- To encourage the provision of a comprehensive and balanced range of activities, services and facilities to meet the needs of the local and regional community.
- To promote the regional centre as a community focal point and town centre.
- To ensure that the regional centre is accessible to the community twenty-four hours a day.
- To promote activities which will attract people to the regional centre after normal shopping and working hours.
- To encourage development of a high quality, attractive environment.
- To ensure that the various land use activities in and adjacent to the regional centre are physically and functionally integrated.
- To provide sufficient flexibility to enable changes to occur to the range of activities accommodated in the regional centre to satisfy changing demands in the community over time.
- To provide for medium density housing to best utilise the proximity to the regional centre.
- To enable provision of community and service infrastructure related to the regional centre.
- To provide for an integrated public transport system to serve the regional centre.
- To provide certainty of approvals for development and uses which comply with the Structure Plan.

1.0  
05/06/2014  
GC6**Table of uses****Section 1 - Permit not required**

Use	Condition
<b>See Table to Clause 1.0</b>	All uses must comply with the Sydenham Regional Activity Structure Plan which is incorporated into the scheme.
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

Use	Condition
Brothel	

**Section 3 - Prohibited**

Use
Any use not in Section 1 or 2.

**1.1**05/06/2014  
GC6**Table to Clause 1.0**

Precinct	Use	Conditions
F.		
Transport Terminal	Car Park Vehicle Store Minor Utility Installation Informal Outdoor Recreation Railway Road Transport Terminal Office Convenience Restaurant Convenience Store Restaurant Shop Take-Away Food Premises	
H.		
Emergency Services	Ambulance Station Car Park Community Service Purpose Court Emergency Services Fire Station Minor Utility Installation Informal Outdoor Recreation Police Station Road	
	Restricted Retail Premises (Must only be Automotive Parts & Accessory Sales) Motor Vehicle, Boat and Caravan Sales Commercial Display Area Car Wash Motor Repairs	The maximum number of individual tenancies within the Precinct is 5.

Precinct	Use	Conditions
I.		
Fringe Commercial	Restricted Retail Premises Commercial Display Area Car Wash Minor Utility Installation Motor Repairs Motor Vehicle, Boat & Caravan Sales	Must only be Automotive Parts & Accessory Sales
	Car Park Restricted Retail Premises - only for the sale or hire of party supplies or materials, tools, equipment or machinery for use in industry, commerce, the building or automotive trades, the medical profession, landscape gardening or primary production. Road Trade Supplies	
J.		
Fast Food	Restricted Retail Premises Commercial Display Area Car Wash Motor Repairs Motor Vehicle, Boat & Caravan Sales	Must only be automotive parts and accessory sales  The maximum number of individual tenancies within the Precinct including Cafe, Restaurant and Take-Away Food Premises is 5.
	Car Park Convenience Restaurant Informal Outdoor Recreation Restaurant Minor Utility Installation Road Take-Away Food Premises	
K.		
Convenience Store	Convenience Store Car Wash Minor Utility Installation Service Station Road	
L.		
Office Accommodation Park	Commercial Display Area	The display of all goods must be contained in the building. At least 50% of the floor area must be used for the purpose of Office.

Precinct	Use	Conditions
	Dwelling Motel Office Place of Assembly Reception Centre Residential Building Retirement Village Road	
M. Education/ Worship Residential	Dwelling	The density must be at least 25 dwellings per hectare net.
	Outdoor Recreation Facility Child Care Centre Education Centre Hospital Corrective Institution Medical Centre Place of Worship Retirement Village Road	
N. Town Centre Residential 1	Dwelling	The use must occupy at least half the land in the Precinct. The density must be at least 25 dwellings per hectare net.
	Outdoor Recreation Facility Child Care Centre Funeral Parlour Hospital Corrective Institution Medical Centre Place of Assembly Place of Worship Reception Centre Residential Building Retirement Village Road Veterinary Centre	
O. Town Centre Residential 2	Dwelling	The density must be to the satisfaction of the Responsible Authority.

Precinct	Use	Conditions
	Outdoor Recreation Facility	
	Child Care Centre	
	Hospital	
	Corrective Institution	
	Medical Centre	
	Place of Worship	
	Retirement Village	
	Road	

**2.0**19/05/2011  
C117**Requirement for Concept Plan**

No new buildings or works may be constructed within a Precinct until a Concept Plan for that Precinct is prepared to the satisfaction of the Responsible Authority after taking into account the comments (if any) of a relevant public authority (including - the Department of Planning and Community Development for urban design matters in Precincts O, M, F and N; Melbourne Water Corporation for drainage, flooding and waterway management matters, VicRoads for traffic and access arrangements on the arterial road network and Department of Transport for public transport matters).

A Concept Plan must show the proposed uses and development of the Precinct and must be generally in accordance with the Structure Plan, to the satisfaction of the Responsible Authority.

Within Precincts M, N and O, the Concept Plan must show the layout of the whole Precinct and its relationship with adjacent residential and non-residential land.

The Responsible Authority may approve modifications to a Concept Plan after having referred any such modifications to and after taking into account the comments (if any) of any relevant public authority and the owner/s of the land.

**3.0**19/05/2011  
C117**Subdivision****Permit requirement**

Arrangements for water supply, sewerage and drainage must be to the satisfaction of the relevant referral authority listed in Clause 66.01.

**Application requirements**

For land in Precincts I, J and L (separately), any subdivision must provide for the creation of a Body Corporate to assume responsibility for the maintenance of all public areas within such Precincts to the satisfaction of the Responsible Authority.

For subdivision in Precincts M, N and O, either 8 per cent of the land must be provided as public open space or cash in lieu of this provision made, to the satisfaction of the Responsible Authority.

**4.0**19/01/2006  
VC37**Buildings and works****Permit requirement**

A permit is not required to construct a building or to construct or carry out works.

All buildings and works must be constructed and carried out in accordance with Buildings and Works Plans prepared to the satisfaction of the Responsible Authority and generally in accordance with the Concept Plan.

## 5.0

19/01/2006  
VC37

### Car Parking

Provision must be made for car parking in accordance with the Table to this sub-clause. For any use not listed, provision must be in accordance with Clause 52.06.

Use	Parking (Spaces) Required
<b>Motor Vehicle, Boat &amp; Caravan Sales</b>	1.0 space/100 square metres of site area
<b>Cabaret</b>	0.3 spaces/seat or 0.3 spaces/ square metre of floor area available to the public
<b>Reception Centre</b>	
<b>Tavern</b>	
<b>Cinema</b>	0.3 spaces/seat
<b>Medical Centre</b>	5 spaces/practitioner
<b>Health Centre</b>	
<b>Hotel</b>	0.8 spaces/room plus 1 space/residential employee plus 0.3 spaces/square metre of floor area available to the public
<b>Motel</b>	1 space/unit plus 1 space/residential employee plus 2 spaces/100 square metres of Motel service floor area not available for use by guests
<b>Office</b>	3.5 spaces/100 square metres of floor area
<b>Restricted Retail Premises</b>	2.5 spaces/100 square metres of floor area
<b>Restaurant</b>	0.45 spaces/seat
<b>Shop - Supermarket, Department Store, Discount Department Store and the like.</b>	6.5 spaces/100 square metres of gross leasable floor area
<b>Shop - Other than Supermarket, Department Store, Discount Department Store and the like.</b>	4.0 spaces/100 square metres of gross leasable floor area.
<b>Take-Away Food Premises</b>	15 spaces/100 square metres of floor area available to the public.

The Responsible Authority may consent to a lesser provision if it is satisfied that the number of spaces required is unnecessary in the circumstances or can be provided on other land in the locality in accordance with the Structure Plan.

## 6.0

19/01/2006  
VC37

### Transport Plan

For any new buildings or works a Transport Plan must be prepared to the satisfaction of the Responsible Authority if requested in writing by the Responsible Authority.

Details of the Transport Plan concerning traffic and access arrangements on the arterial road network must be referred to the Roads Corporation for comment.

Details of the Transport Plan concerning public transport matters must be referred to the Public Transport Corporation for comment.

The Transport Plan must include a full traffic analysis, traffic management and traffic control works to be carried out as a consequence of the new use or development. Such works must be consistent with the Structure Plan and Concept Plan and provide appropriate access and circulation to the site and within the site.

The Transport Plan must identify works to be undertaken and responsibility for and timing of their implementation.

When works designated by the Transport Plan are to be undertaken solely by the owner then all such works must be carried out or security given before the issue of any Certificate of Occupancy under the Building Regulations 1994 for any part of the relevant development.

When works designated by the Transport Plan are to be undertaken by the owner and other persons or authorities, the obligations of the owner will be satisfied either when the owner has completed the works identified as the owners responsibility or when payment of the required contribution for such works is made by the owner to the relevant authority.

The works to be carried out must be in accordance with the Transport Plan.

## 7.0

19/01/2006  
VC37

### Agreement

Before the development commences, the owner/s of the land must enter into an agreement pursuant to Section 173 of the Planning & Environment Act providing for contribution towards on-site community facilities and services, public transport and off-site road and traffic improvements directly related to the development.

## 8.0

19/05/2011  
C117

### Advertising signs

This zone is in the following categories of clause 52.05.

Precinct	Category
F	1
H-L (Inclusive)	2
M-O (Inclusive)	4