

SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

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

DANDENONG RAILWAY PRECINCT**Land**

The land is known as the Dandenong Railway Precinct which comprises the former Dandenong Saleyards, the Council depot and adjoining VicTrack land. The land is bounded by the Dandenong Railway line to the north, Greaves Street and Carroll Lane to the east, the Dandenong Creek to the south, and Dandenong Street to the west, and is generally known as 67-97, 70 and 72-80 Cheltenham Road, Dandenong.

The precincts referred to in this schedule are shown on Map 1 to this Schedule. The map is an extract from the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.

Purpose

- To designate land suitable for urban development.
- To provide for the integrated subdivision and development of the land generally in accordance with the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.
- To provide for a mix of residential and commercial uses to integrate the site with the surrounding area.
- To facilitate the closure and realignment of Cheltenham Road as part of creating a new urban and safe living environment on the land.
- To encourage the provision of a diverse range of housing options that meet the needs of future residents.
- To encourage multi-level residential development which optimises use of the Dandenong Railway Station and public transport facilities.
- To encourage energy efficiency in housing and subdivision designs.
- To ensure new residential and mixed use development is integrated with existing urban areas (by road, pedestrian, cycle and open space links).
- To encourage residential development which fosters social interaction and walkable neighbourhoods and creates a sense of place and identity.
- To support the development of local businesses where these do not compromise the residential amenity of nearby dwellings.
- To encourage housing and mixed use development which supports the core retail function of the Dandenong CAD and which provides transition to nearby industrial activity.
- To facilitate the construction of a road link from Cheltenham Road into the Dandenong CAD to the north.
- To encourage new housing or alternative land uses to be sited and designed to provide appropriate acoustic and amenity protection to nearby industry.
- To develop the land in accordance with the following Precinct objectives:

Precinct A

- To encourage a range of commercial uses at ground floor level with accommodation above. Commercial uses may include art and craft centres, take away food premises, cafés, restaurants, offices, shops and service facilities such as a postal agency which are compatible with the transit location.
- To encourage concurrent development of residential uses above commercial uses.

Precinct B

- To create a mix of business, employment and residential development.
- To promote commercial uses such as shops, food and drink premises and offices at ground floor level, fronting Cheltenham Road.
- To encourage higher density living in multi-level buildings throughout the Precinct.
- To encourage concurrent development of residential uses above commercial uses.
- To provide the potential for community based facilities to serve the neighbourhood.

Precinct C

- To encourage the relocation and establishment of Grenda's Bus Lines and bus depot or alternative uses such as offices, a postal agency, service industry, restricted retail premises, trade supplies and warehouses which are compatible with surrounding industry and residential development in Precinct B.

Precinct D

- To encourage residential development.

Precinct E

- To encourage offices and limited industry uses.
- To support uses such as a car wash, landscape gardening supplies, manufacturing sales, research and development centre, trade supplies and warehouses where appropriate subject to protection of amenity of dwellings in Precinct I.

Precinct F

- To encourage housing primarily in the form of detached houses.

Precinct G

- To encourage a range of housing types in the form of detached houses, attached terraces and multi-dwelling development.
- To provide the potential for community based facilities to serve the neighbourhood.

Precinct H

- To encourage residential development which offers acoustic protection from nearby industry.

Precinct I

- To encourage residential development which offers acoustic protection from nearby industry.

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Table of uses

Section 1 - Permit not required

| Use | Condition |
|--|---|
| Accommodation (other than Camping and caravan park, Corrective institution, and Host farm) | Must not be in Precinct C or E. |
| Art and craft centre | |
| Convenience shop | Must be at ground floor level. |
| Display home | Must not be in Precinct C or E. |
| Exhibition centre | Must be in Precinct B. |
| Food and drink premises | Must not be in Precinct C, D, F, G, H or I. |
| Home occupation | |
| Leisure and recreation (other than Major sports and recreation facility, Motor racing track, Outdoor recreation facility, and Restricted recreation facility) | |
| Office | Must not be in Precinct D, F, G, H or I. In Precincts A and B, must be at ground and/or first floor level. |
| Postal agency | Must be in Precinct A, B, C or E and at ground floor level. |
| Railway | |
| Service industry (other than Car wash and Motor repairs) | Must not be in Precinct D, F, G, H or I. In Precinct A, must be at ground floor level within a dwelling and have no more than 5 employees including residents of the dwelling. The floor area for each premises (excluding the dwelling) must not exceed 150m ² . |
| Shop (other than Adult sex bookshop, Convenience shop, Department store, Restricted retail premises and Supermarket) | Must not be in Precinct C, D, E, F, G, H or I. |
| Tramway | |
| Utility Installation | Buildings and works must meet the requirements of Clause 52.19. |
| Any use listed in Clause 62.01 | Must meet the requirements of Clause 62.01. |

Section 2 - Permit required

| Use | Condition |
|--|---|
| Car wash | Must be in Precinct E. |
| Food and drink premises if the Section 1 condition is not met | Must not be in Precinct C, D, F, G, H or I. |
| Industry (other than Materials recycling, | Must be in Precinct A or E. |

| Use | Condition |
|--|---|
| Refuse disposal, Research and development centre, Rural industry, Service industry and Transfer station) | In Precinct A, must be at ground floor level within a dwelling and have no more than 5 employees including residents of the dwelling. The floor area for each premises (excluding the dwelling) must not exceed 200m ² . The applicant must establish that the combined floor area within Precinct A does not exceed 1000m ² . |
| Landscape gardening supplies | Must be in Precinct E. |
| Manufacturing sales | Must be in Precinct A, C or E. |
| Market | |
| Office if the Section 1 condition is not met | Must not be in Precinct D, F, G, H or I. |
| Place of assembly (other than Amusement parlour, Exhibition centre, and Nightclub) | Must be in Precinct B or G. |
| Research and development centre | Must be in Precinct A, B, C or E. Must be at ground and/or first floor level. |
| Restricted recreation facility | |
| Restricted retail premises | Must be in Precinct B or C. Must be at ground floor level. |
| Shop (other than Adult sex bookshop, Convenience shop, Department store, Restricted retail premises, and Supermarket) if the Section 1 condition is not met | Must not be in Precinct C, D, E, F, G, H or I. |
| Supermarket | Must be in Precinct B. |
| Trade supplies | Must be in Precinct C or E. |
| Warehouse (other than Fuel depot) | Must be in Precinct C or E. |
| Any other use not in Section 1 or 3 | |

Section 3 - Prohibited

| Use |
|---|
| Accommodation (other than Camping and caravan park, Corrective institution, and Host farm) if the Section 1 condition is not met |
| Adult sex bookshop |
| Agriculture |
| Amusement parlour |
| Brothel |
| Camping and caravan park |
| Cemetery |
| Corrective institution |
| Crematorium |
| Department store |
| Display home if the Section 1 condition is not met |
| Extractive industry |
| Fuel depot |

Use

- Host farm**
- Major sports and recreation facility**
- Materials recycling**
- Motor racing track**
- Motor repairs**
- Nightclub**
- Outdoor recreation facility**
- Refuse disposal**
- Retail premises (other than Food and drink premises, Landscape gardening supplies, Manufacturing sales, Market, Postal agency, Shop, and Trade supplies)**
- Rural industry**
- Saleyard**
- Service industry (other than Car wash and Motor repairs) if the Section 1 condition is not met**
- Service station**
- Transfer station**

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Use of land

A use must meet the objectives of the relevant Precinct as specified in this schedule.

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 building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.

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Subdivision

A permit may be granted to subdivide land if the responsible authority is satisfied that the proposed subdivision is generally consistent with the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.

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Buildings and works

A permit is required to construct a building or construct or carry out works, other than for the following:

- One dwelling on a lot (except in Precinct I and H).
- Road works.
- A utility installation.

Where no permit is required for one dwelling on a lot, prior to the commencement of any building or works for a new dwelling or building or works to extend or alter an existing dwelling on a lot, a development plan and accompanying written statement must be submitted to the satisfaction of the responsible authority demonstrating that the proposed building and works are generally in accordance with approved siting and design guidelines as required by the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.

A permit is required for any building or works for a new or existing single dwelling which are not generally in accordance with approved siting and design guidelines as required by the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.

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Application requirements

An application to use land must be accompanied by information, as appropriate, 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.

An application to use land for a shop, office or industry must be accompanied by an assessment of the existing leasable floor area in the Precinct within which the site is located.

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.
- A management plan for the proposed subdivision addressing potential impacts on adjoining areas in terms of:
 - Environment matters such as groundwater or drainage.
 - Any sites of heritage significance.
- An explanation of the management arrangements for open space or community areas, including areas to be managed by a body corporate.

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.
 - 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.
- Scaled elevation drawings and floor plans to identify the colour and materials of all buildings and works.
- Details of all drainage works, driveways, and vehicle parking and loading areas.
- A landscape layout plan which includes a description of vegetation to be planted, the surfaces to be constructed, site works specifications and method of preparing, draining, watering, maintaining and monitoring the landscape areas.

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Car parking

On-site car parking for all uses must be in accordance with the provisions of Clause 52.06 other than the rates for the following uses which are specified below:

- Office – 3 spaces to each 100sqm of leasable floor area.
- Shop – 4 spaces to each 100sqm of leasable floor area.
- Industry – 1.5 spaces to each 100sqm of net floor area.
- Dwellings:
 - 1 and 2 bedroom apartments – 1 space to each apartment.
 - 3+ bedroom apartments – 1.5 spaces to each apartment.
 - Other detached or attached dwellings – 2 spaces to each dwelling.
 - Visitor parking – 1 space to every 5 apartments.

For the purpose of this clause, an apartment is a dwelling that has a dwelling above or below it.

Lower rates can be applied to the satisfaction of the responsible authority.

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Exemption from notice and review

An application to use or subdivide land, construct a building or construct or carry out works 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 if it is generally consistent with the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.

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Decision guidelines

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

- The Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.
- The performance of the development against the Dandenong Railway Precinct Redevelopment Design Controls, dKO, 2003 and any subsequent siting and design guidelines approved to the satisfaction of the responsible authority in accordance with the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012.
- Any Environment Management Plan or Transport Management Plan prepared for the site.
- For non-residential uses, the potential amenity impact on areas set aside and used for dwellings.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The opportunity to build on the rail and transport hub of the Dandenong Station and bus interchange.
- The opportunity to provide for a road link from Cheltenham Road into the Dandenong CAD to the north.
- Opportunities to maximise densities and opportunities to live near public transport and support walkable neighbourhoods.
- Provision for a safe pedestrian and living environment adjacent to Cheltenham Road.

- How the design responds to the site topography through the layout of roads, living spaces and open space.
- Development of an access network that draws people through the site with particular emphasis on improving the integration of the site with the surrounding road network and creating better access to the Dandenong Creek and Dandenong CAD.
- Provision of open space areas that:
 - Provide for both passive and active recreation.
 - Create better access to and upgrade of the Dandenong Creek Parklands.
- Clear legible street network to create safe living and work neighbourhoods.
- The opportunity to create a north-south road connection across the Dandenong Creek.
- The opportunity to front living areas to open spaces and maximise surveillance and safety in the public realm.

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Advertising signs

14/02/2013
C171

Advertising sign requirements are at Clause 52.05. All land within Precincts A, B, C and E of the Dandenong Railway Precinct Comprehensive Development Plan, Tract Consultants, August 2012 are in Category 2. All other land is in Category 4.

Map 1 to Schedule 1 to Clause 37.02

