

15/10/2015  
C197

**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

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

**CRAIGIEBURN COMPREHENSIVE DEVELOPMENT PLAN- G ADAMS CORPORATION- SILVERTON LTD, MAY 2001**

**JACKSONS HILL COMPREHENSIVE DEVELOPMENT PLAN**

**ROLLING MEADOWS COMPREHENSIVE DEVELOPMENT PLAN**

**Land**

Comprehensive Development Zone 1 and the relevant Comprehensive Development Plan apply to land in the City of Hume in two general areas: land to the south, west and north of Craigieburn and land in the southeast part of Sunbury.

**Purpose**

- To designate land suitable for urban development.
- To provide for development of land generally in accordance with any relevant comprehensive development plan.
- To facilitate a range of housing and lot types in sizes to meet a diversity of lifestyle choices.
- To ensure that non-residential users do not cause loss of amenity to people in areas set aside and used for housing.
- To provide for a range of commercial and community facilities of appropriate sizes to serve needs of existing and future residents of the area.
- To ensure that development is consistent with planning policy as expressed in general and strategy plans in force from time to time.
- To protect and conserve indigenous flora and fauna.
- To conserve water quality and watercourse capacity.

**1.0**  
19/01/2006  
VC37

**Table of uses**

**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Art and craft centre</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Bed and breakfast</b>	No more than 6 persons may be accommodated away from their normal place of residence.  At least two car parking spaces must be provided.

<b>Use</b>	<b>Condition</b>
<b>Betting agency</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Carnival</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Car park</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Car wash</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Child care centre</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Cinema based entertainment facility</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Circus</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot.
<b>Display home</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Dwelling (other than bed and breakfast)</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Education centre</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Food and drink premises (other than Hotel and Tavern)</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Home occupation</b>	
<b>Indoor recreation facility</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Informal outdoor recreation</b>	
<b>Medical centre</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
	Must be consistent with the provision of any relevant local structure plan.
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Office (other than Medical centre)</b>	The site is within an activity centre in a local structure plan.
<b>Place of assembly (other than Carnival, Circus, Nightclub and Place of Worship)</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Place of worship</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Postal agency</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Road</b>	

<b>Use</b>	<b>Condition</b>
<b>Search for stone</b>	Must not be costeaning or bulk sampling.
<b>Shop (other than Adult sex bookshop)</b>	The site is identified for the use or is within an activity centre, in a local structure plan. Must be consistent with the provisions of any relevant local structure plan.
<b>Store</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Trade supplies</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Veterinary centre</b>	The site is identified for the use or is within an activity centre, in a local structure plan.

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than Dependent person's unit, Dwelling and Corrective institution)</b>	
<b>Adult sex bookshop</b>	The site is within an activity centre in a local structure plan.  Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.
<b>Agriculture (other than Animal boarding, Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)</b>	
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than four animals.
<b>Circus - if the Section 1 Condition is not met</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Hotel</b>	The site is identified for the use or is within an activity centre, in a local structure plan.  Must be consistent with the provisions of any relevant local structure plan.
<b>Industry (other than Car wash)</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Major sports and recreation facility</b>	The site is identified for the use or is within an activity centre, in a local structure plan.  Must be consistent with the provisions of any relevant local structure plan.
<b>Mineral, stone or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)</b>	
<b>Nightclub</b>	The site is identified for the use or is within an activity centre, in a local structure plan.

Use	Condition
<b>Retail premises (other than Adult sex bookshop, Betting agency, Food and drink premises, Hotel, Postal agency, Shop, Tavern and Trade supplies)</b>	The site is identified for the use or is within an activity centre, in a local structure plan. Must be consistent with the provisions of any relevant local structure plan.
<b>Service station</b>	The site is identified for the use or is within an activity centre, in a local structure plan. Must be consistent with the provisions of any relevant local structure plan.
<b>Store - if the Section 1 condition is not met</b>	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
<b>Tavern</b>	The site is identified for the use or is within an activity centre, in a local structure plan. Must be consistent with the provisions of any relevant local structure plan.
<b>Transport terminal</b>	The site is identified for the use or is within an activity centre, in a local structure plan.
<b>Utility installation (other than Minor utility installation)</b>	
<b>Veterinary centre - if the Section 1 condition is not met</b>	Must be consistent with the provisions of any relevant local structure plan.
<b>Warehouse (other than Store)</b>	The site is identified for the use or is within an activity centre, in a local structure plan. Must not be a purpose listed in the table to Clause 52.10. Must be consistent with the provisions of any relevant local structure plan.
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

Use
<b>Animal boarding</b>
<b>Animal training</b>
<b>Brothel</b>
<b>Corrective institution</b>
<b>Extractive industry</b>
<b>Horse stables</b>
<b>Intensive animal husbandry</b>
<b>Motor racing track</b>
<b>Saleyard</b>

**2.0 Use of land**  
19/01/2006  
VC37

**2.1 Comprehensive Development Plan**  
19/01/2006  
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A comprehensive development plan is a generalised plan showing the main land use intentions for the area. More detailed intentions and development and use proposals may be prepared and shown in a local structure plan.

**2.2 Local structure plan**  
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No subdivision, buildings or works may take place before the land to be subdivided or developed is included in a local structure plan prepared to the satisfaction of the responsible authority.

Where a local structure plan has not been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of a local structure plan for the general use. An application for a permit must be referred to relevant referral authorities.

The local structure plan must be generally consistent with the relevant comprehensive development plan, to the satisfaction of the responsible authority. With the agreement of the responsible authority, the local structure plan may be implemented in stages and may be composed of one or more separate plans.

Upon application by the owner of the land concerned a local structure plan may be amended to the satisfaction of the responsible authority.

**2.3 Content of the local structure plan**  
19/01/2006  
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The local structure plan may include detailed plans of sub areas within the plan as well as supporting documentation that assists to clarify the nature of development proposed.

The local structure plan must show, where appropriate:

- the proposed development and use of each part of the land;
- a proposed major road layout pattern;
- population targets;
- open space, recreation and leisure facilities including where relevant proposed waling and cycling links;
- proposed retarding basins, lakes, watercourses and drainage lines and the means by which these will be managed and water quality maintained;
- physical and community infrastructure, including the arrangement for the provision and funding of development contributions;
- proposed public transport facilities;
- proposed commercial and community centres and facilities in a sustainable hierarchy;
- overall landscape proposals;
- sites of conservation, heritage and archaeological significance and the means by which they will be managed;
- any other matters which relate to the development of the land.

**2.4**

19/01/2006  
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**Use of the Land**

The use of the land must be consistent with the provisions of any relevant local structure plan.

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, waste water, waste products, grit or oil.

**2.5**

19/01/2006  
VC37

**Application requirements**

An application to use land must be accompanied by the following information, as appropriate:

- the purpose of the use and the type of activities which will be carried out;
- 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;
- the means of maintaining land not required for immediate use.
- if an industry or warehouse:
  - the type and quantity of goods to be stored, processed or produced;
  - whether a Works Approval or Waste Discharge Licence is required from the Environmental Protection Authority;
  - whether a licence under the Dangerous Goods Act 1985 is required;
- the likely effects on adjoining land including air-borne emissions and emissions to land and water.

**2.6**

19/01/2006  
VC37

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- any relevant local structure plan affecting the land;
- the effect that existing uses may have on the proposed use;
- the drainage of the land;
- the availability of and connection of 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.

**2.7**

19/01/2006  
VC37

**Exemption from notice and appeal**

An application for a Section 2 Use:

- on a site that is identified for the use under a local structure plan; or

- within an activity centre in a local structure plan;
- 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 appeal rights of Section 82(1) of the Act.

### **3.0**

19/01/2006  
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#### **Subdivision**

A permit may be granted to subdivide land where the responsible authority is satisfied that the proposed subdivision is generally consistent with the relevant local structure plan and where services can be provided to meet the requirements of authorities specified as referral authorities.

Where a local structure plan has not been approved, the responsible authority may grant a permit for subdivision provided that not more than 300 lots are created in any twelve months period. An application for a permit must be referred to relevant referral authorities.

### **3.1**

19/01/2006  
VC37

#### **Exemption from notice and appeal**

An application for subdivision which is generally consistent with the relevant local structure plan 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 appeal rights of Section 82 (1) of the Act.

### **3.2**

19/01/2006  
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#### **Decision guidelines**

Before deciding an application for a permit to subdivide land or whether a proposed subdivision is satisfactory in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- any relevant comprehensive development plan;
- the provisions and requirements of any relevant local structure plan;
- the provisions of Clause 56;
- the requirements of authorities specified as referral authorities in Clause 102;
- the need for financial or other contributions towards the provision of reticulated service infrastructure, community facilities and transport systems as set out in the local structure plan and appropriate agreements, conditions or other arrangements to guarantee those contributions;
- the relationship of the proposed subdivision to the existing and proposed subdivision and use of adjoining land.

### **4.0**

19/01/2006  
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#### **Buildings and works**

### **4.1**

19/01/2006  
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#### **Construction and extension of single dwellings on lots of a least 300 square metres**

A permit is not required to construct or extend one dwelling on a lot of at least 300 square metres.

**4.2**  
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## **Construction and extension of medium-density housing and residential buildings**

### **Application requirement**

An application:

- To construct or extend one dwelling on a lot of less than 300 square metres;
- To construct a dwelling if there is at least one dwelling on the lot;
- To construct two or more dwellings on a lot;
- To extend a dwelling if there are two or more dwellings on the lot;
- To construct or extend a residential building.

must be accompanied by a neighbourhood and site description and design response as described in Clause 55.01.

This does not apply to the construction of one dependent person's unit on a lot.

### **Satisfactory neighbourhood and site description**

The responsible authority:

- must inform the applicant in writing:
  - before notice of an application is given; or
  - if notice of an application is not required to be given, before deciding the application;
  - that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory or does not meet the requirements of Clause 55.01-1 and is not satisfactory.
  - If the responsible authority decides that the site analysis is not satisfactory, it may require more information from the applicant under Section 54 of the Act.
- must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

### **Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- The provisions of Clause 54 and Clause 55.

**4.3**  
19/01/2006  
VC37

## **Application requirements generally**

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;
  - 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.

#### **4.4**

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 1 or Section 2 of this Schedule:

- on a site that is identified for the use under a local structure plan: or
- within an activity centre in a local structure plan;

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 appeal rights of Section 82(1) of the Act.

#### **5.0**

19/01/2006  
VC37

#### **Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 3 except for activity centres on a relevant local structure plan, that are in Category 1.