

05/06/2014
GC6**SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ2**.

COOPER STREET EMPLOYMENT AREA COMPREHENSIVE DEVELOPMENT PLAN**Land**

Schedule 2 to the Comprehensive Development Zone applies to land generally bounded by the Craigieburn Bypass to the west, O'Herns Road to the north, Cooper Street to the south and the boundary of the land zoned for industrial and employment purposes to the east. This land is known as the Cooper Street Employment Area.

Purpose

To recognise the strategic importance of Cooper Street as an area for the establishment of a major employment node, including a diverse range of business, industrial and commercial uses.

To provide for the use and development of land generally in accordance with the Cooper Street Employment Area Comprehensive Development Plan.

To provide for the comprehensively planned development of land, in a way that has efficient linkages with existing and planned nearby employment and residential land.

To provide for the orderly planning and development of new roads and other physical infrastructure, to complement existing road networks, and to improve levels of accessibility within and between designated urban growth areas.

To ensure that land uses within the Cooper Street Employment Area are compatible with each other and the adjoining Melbourne Wholesale Market precinct.

To protect and conserve areas of environmental significance.

To encourage high standards of urban design and landscaping in accordance with the Cooper Street Employment Area Design and Use Guidelines.

1.005/06/2014
GC6**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal keeping (other than animal boarding)	Must be no more than two animals.
Car Park	
Caretaker's house	
Industry	<p>Must not be a purpose shown in the table to clause 52.10 with a threshold distance greater than 500m.</p> <p>Must be located in an area identified in Clause 2 of this Schedule for light and general industry.</p>

Use	Condition
Informal outdoor recreation	
Home occupation	
Minor utility installation	
Railway	
Tramway	
Warehouse	<p>Must not be a purpose shown in the table to clause 52.10 with a threshold distance greater than 500m.</p> <p>Must be located in an area identified in Clause 2 of this Schedule for other employment generating uses.</p>
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)	
Industry	Must be located in an area identified in Clause 2 of this Schedule for light and general industry.
Leisure and recreation (other than informal outdoor recreation)	Must be located in an area identified in Clause 2 of this Schedule for other employment generating uses.
Residential Building	Must be located in an area identified in Clause 2 of this Schedule for business uses.
Place of Assembly	Must be located in an area identified in Clause 2 of this Schedule for business uses.
Restricted retail premises	Must be located in an area identified in Clause 2 of this Schedule for business uses.
Retail premises (other than Gambling premises and Shop)	Must be located in an area identified in Clause 2 of this Schedule for business uses.
Service Industry	Must be located in an area identified in Clause 2 of this Schedule for light and general industry.
Transport terminal	Must be located in an area identified in Clause 2 of this Schedule for other employment generating uses.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Use	Condition
Warehouse	Must be located in an area identified in Clause 2 of this Schedule for other employment generating uses.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than a Caretaker's house and Residential building)
Brothel
Cemetery
Gambling Premises
Intensive animal husbandry
Shop (other than Convenience shop and Restricted retail premises)

2.0

17/05/2007
C100

Cooper Street Employment Area Comprehensive Development Plan

The Cooper Street Employment Area Comprehensive Development Plan identifies diagrammatically the preferred location of;

- Light and general industry;
- Business and office; and
- Other employment generating uses.

The Cooper Street Employment Area Comprehensive Development Plan identifies that;

- Industry uses both light and general should not be located on the primary road network comprising Cooper Street, Edgars Road and O'Herns Road frontages but rather should be located on the secondary road network.
- Business and office uses such as restricted retailing should be located on the primary road network comprising Cooper Street, Edgars Road and O'Herns Road frontages rather than be located on the secondary road network; and
- Other employment generating uses should be located in the areas set aside for industry.

All other uses must be located in an area and be of a floor area which is specified in the Cooper Street Employment Area Design and Use Guidelines.

2.1

17/05/2007
C100

Application Requirements

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

- The purpose of the use and the types of activities which will be carried out.
- The estimated number of employees.
- The likely effects, if any, on land within and adjoining the Cooper Street Employment Area and the Melbourne Wholesale Market precinct, including noise levels, traffic impact, the hours of delivery and dispatch of goods and materials, hours of operation, light spill, and emissions to land, air or water.
- Whether a Works Approval or Waste Discharge Licence is required from the Environmental Protection Authority.

- The means of maintaining land not required for immediate use.
- An environmental audit or site assessment undertaken by a suitably qualified environmental professional.

2.2 Decision Guidelines

17/05/2007
C100

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

- The drainage of the land.
- The availability and connection to services.
- The interim use and management of those parts of the land not required for the proposed use.
- The extent to which the application complies with the Cooper Street Employment Area Design and Use Guidelines.

3.0 Subdivision

17/05/2007
C100

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 environmental or cultural 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.

3.1 Decision Guidelines

17/05/2007
C100

Before deciding on an application for subdivision, the responsible authority must consider:

- The suitability of all the proposed lots for uses which are preferred as described in Clause 2 of this Schedule.
- The objectives and requirements of the Cooper Street Employment Area Development Plan.
- The extent to which the application complies with the Cooper Street Employment Area Design and Use Guidelines.
- The provisions of Clause 56.
- The requirements of authorities specified as referral authorities in Clause 66.
- The effect of the proposed subdivision on any areas of environmental or cultural significance identified in the Cooper Street Employment Area Development Plan.

4.0 Buildings and works

17/05/2007
C100

4.1 Application Requirements

17/05/2007
C100

An application to construct a building or construct or carry out works must be accompanied by the information listed in the section titled 'Lodging a Planning Permit' in Section 6.0 of the Cooper Street Employment Area Design and Use Guidelines.

4.2 Decision Guidelines

17/05/2007
C100

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

- The purpose of this schedule and the provisions of the Cooper Street Employment Area Comprehensive Development Plan and the Cooper Street Employment Area Development Plan.
- The layout of the site.
- The extent to which the application complies with the Cooper Street Employment Area Design and Use Guidelines.

4.3 Referral of applications

17/05/2007
C100

An application for use, development or subdivision of land within or adjoining the public transport reservation must be referred to the Minister for Transport.

5.0 Advertising Signs

26/04/2013
C163

Advertising sign requirements are at Clause 52.05. The land included in this schedule is in Category 2.

Reference Documents

Cooper Street Employment Area Design and Use Guidelines

Cooper Street Employment Area Development Plan