

20/12/2007
C73**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

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

DONCASTER HILL COMPREHENSIVE DEVELOPMENT PLAN**Land**

The land forms part of the Doncaster Hill Activity Centre. The land is identified on Map 1 of this schedule.

Purpose

To provide for a vibrant range of mixed uses that support the strategic role of Doncaster Hill Activity Centre.

To increase the residential population within the Doncaster Hill Activity Centre by encouraging high-density mixed use development that primarily comprises residential accommodation.

To provide for high-density residential development on individual sites in conjunction with a diversity of other uses including a mix of retail, commercial, social, community and entertainment uses.

To encourage active uses and pedestrian generating activities to be located at street level, adjoining public urban spaces, boulevards, open space areas and pedestrian linkages.

To provide for a mix of uses and a high level of activity that attracts people, provides a focal point for the community, creates an attractive and safe urban environment, increasing opportunities for social interaction.

To provide for use of land that is consistent with the Doncaster Hill Comprehensive Development Plan, September 2004.

1.0**Table of uses**20/12/2007
C73**Section 1 - Permit not required**

USE	CONDITION
Accommodation (other than Caretaker's house and Corrective institution)	Must be in conjunction with one or more other uses in section 1 or 2.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretaker's house	
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.

USE	CONDITION
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Office	Must be in conjunction with one or more other uses in section 1 or 2.
Postal agency	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Adult sex bookshop	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, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture and Intensive animal husbandry)	
Industry	Must not be for a purpose listed in the table to Clause 52.10.
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Mineral, stone or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)	
Office – if the Section 1 condition is not met	Must be in conjunction with one or more other uses in section 1 or 2.
Place of assembly (other than Carnival and Circus)	Must be in conjunction with one or more other uses in section 1 or 2.

USE	CONDITION
Retail premises (other than Postal agency, Shop and Timber yard)	Must be in conjunction with one or more other uses in section 1 or 2. Must be located at ground floor level, but is not limited to ground floor level.
Shop (other than Adult sex bookshop)	Must be in conjunction with one or more other uses in section 1 or 2. Must be located at ground floor level, but is not limited to ground floor level. The combined leasable floor area for all shops on the land must not exceed 15% of the lot area.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must not be for a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Corrective institution
Extractive industry
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Timber yard

2.0

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Use of land

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 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.

Decision guidelines

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

- The Doncaster Hill Comprehensive Development Plan (September 2004);

- The purpose of this schedule;
- Whether the following is achieved:
 - An appropriate mix of uses within the site to complement and support the strategic role of Doncaster Hill Activity Centre as identified in Clause 21.21 of this Scheme;
 - Flexible non-residential floor spaces that can be adapted in the future to a variety of alternative non-residential uses;
 - The contribution made towards the achievement of residential population targets as set out in the Doncaster Hill Comprehensive Development Plan (September 2004) and as envisaged by this scheme.
 - Development that predominantly comprises high density residential accommodation as well as a mix of other active uses on individual sites;
 - A mix of active uses and pedestrian generating activities, particularly at street level, that contribute to a vibrant public realm;
 - The contribution made towards the achievement of employment targets, including commercial and retail floor space forecasts as set out in the Doncaster Hill Comprehensive Development Plan (September 2004).
 - An appropriate height of development (as set out in Schedule 6 to the Design and Development Overlay) in order to accommodate the mix and intensity of uses on individual sites envisaged for the Doncaster Hill Activity Centre by this scheme.

3.0

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Buildings and works

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

4.0

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

5.0

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Expiry

This schedule does not apply after 31 December 2009.

Map 1: Doncaster Hill Activity Centre and Comprehensive Development Zone Areas

