

15/07/2010
C68**SCHEDULE 2 TO THE PRIORITY DEVELOPMENT ZONE**

Shown on the planning scheme map as **PDZ2**.

PRESTON CENTRAL

The *Preston Central Incorporated Plan (March 2007)* is the Incorporated Plan under this Schedule.

Land

This schedule applies to land within the Preston Central Structure Plan (2006) area, shown on Map 1 – Preston Central, and excludes the Preston Market site.

Objectives

- To implement the Preston Central Incorporated Plan (2007).
- To encourage intensive development and use of the land for retail, residential, office, entertainment, community and civic activity.
- To encourage high quality urban design that is responsive to the site's environs, provides active frontages, and facilitates built-form scale and design outcomes appropriate to a Principal Activity Centre.
- To provide opportunities for sustainable travel and increased use of public transport.
- To facilitate local accessibility and permeability throughout the centre.

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C130**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of Apiary Code of Practice, May 1997.
Betting agency	
Department store	Must be located in Precincts B, C, F or G.
Dwelling	Except for entry foyers, must not be located at ground floor, and not located in Precinct H.
Electoral office	Must be located in Precincts A, B, C, D, F, G or I.
Food and drink premises (other than Convenience restaurant, Tavern)	A Hotel must form part of an integrated development.
Home occupation	
Informal outdoor recreation	
Library	
Landscape Gardening Supplies	

USE	CONDITION
Market	
Mineral exploration	Must meet the requirements of Clause 52.08-2.
Mining	
Minor utility installation	
Natural systems	
Office (other than Electoral office)	Must be located in Precincts A, D, F, G, H, I or J. The leasable floor area must not exceed 3,000 square metres.
Place of Assembly (other than Drive in theatre)	Except for entry foyers, must not be located at ground level, other than in precinct B and D.
Road	
Search for stone	Must not be costeaning or bulk sampling.
Shop (other than Adult sex bookshop, Department store and Supermarket)	In Precincts G, H or I the leasable floor area must not exceed 500 square metres per tenancy.
Supermarket	Must be located in Precincts B, C, F or G.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tavern	Must be located in Precincts B, C or D (fronting Cramer Street) and form part of an integrated development.
Tramway	
Section 2 - Permit required	
USE	CONDITION
Accommodation (other than Camping and caravan park, Corrective Institution, Host farm and Dwelling)	Must not be located in Precinct H.
Car park	
Child care centre	
Convenience restaurant	Must form part of an integrated development.
Dwelling	Must not be located in Precinct H.
Funeral parlour	
Service industry (other than Motor repairs)	
Industry	Must be located in Precinct H and must not be a use listed in the table to Clause 52.10.

USE	CONDITION
Leisure and recreation (other than Major sports and recreation facility and Motor racing track)	
Motor Vehicle, boat or caravan sales	Must be located in Precinct G, H or I.
Retail Premises (other than a Betting agency, Food and drink premises, Postal agency, Shop, Market, Primary produce sales)	
Search for stone	
Warehouse	Must be located in Precinct G, H or I.
Any other use not in Section 1 or 3	

Section 3 – Prohibited

USE
Adult sex bookshop
Agriculture
Brothel
Camping and caravan park
Cemetery
Corrective Institution
Crematorium
Drive-in theatre
Extractive industry
Host farm
Major sports and recreation facility
Motor racing track
Motor repairs
Primary produce sales
Saleyard
Service station
Wind energy facility
Winery

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Use of land

Use of land should be generally in accordance with the Preston Central Incorporated Plan 2007.

A permit is required for a ground floor use that is not generally in accordance with the Preston Central Incorporated Plan 2007 (this does not include entrances to upper level uses).

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the surrounding area, 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.

Management Plans

Land must not be used for the purpose of a hotel or tavern until a Management Plan has been approved by the Responsible Authority. The Management Plan must include, but is not limited to, measures to manage patron behaviour, security and measures to ensure that the operation of the use does not detrimentally affect the amenity of the locality. The use must operate in accordance with the approved Management Plan to the satisfaction of the responsible authority.

Application requirements

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

- The purpose of the use and the types of activities to 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 and glare.
- The means of maintaining land not required for immediate use.

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Subdivision

A permit is required to subdivide land.

Exemption from notice and review

An application to subdivide land 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.

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Buildings and works

A permit is required to construct a building or to construct or carry out works.

This does not apply to:

- A building or works which is a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- The carrying out of works for the purpose of preliminary soil investigations and testing of soil.
- Maintenance or minor buildings and works to the existing buildings, including:
 - The installation of an automatic teller machine.
 - An alteration to an existing building façade provided:

- The alteration does not include the installation of an external roller shutter.
- At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

A permit may be granted to construct a building or to construct or carry out works which exceed the building heights identified in the incorporated plan.

5.0 Application Requirements

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An application to construct a building or to construct or carry out works must be generally in accordance with the Preston Central Incorporated Plan (2007), except as provided for above in relation to building heights.

An application must include or provide for the following, as appropriate:

- A Site Analysis and Design Response, including the boundaries and dimensions of the site, interface with adjoining land, buildings and transport network, generally in accordance with the provisions of Clause 52.35.
- The location and height of all buildings and works, including the number of storeys, relevant ground levels and building heights to Australian Height Datum (AHD).
- Detailed elevations and sections drawn to scale including heights to AHD and in metres as measured from existing ground level.
- Floor plans drawn to scale detailing uses, existing conditions, floor areas and finished floor levels to AHD.
- Setbacks at ground and upper levels.
- If a building under the preferred minimum height (i.e. less than 3 storeys) is proposed, structural details on how a taller building can be accommodated on the land at a later date.
- Treatments to provide active frontages to streets or pedestrian areas.
- Materials, colours and finishes for all buildings and works.
- The location and layout of publicly accessible spaces, pedestrian accessways and linkages with surrounding land and facilities, including the Preston Railway Station.
- Details of opening hours and access arrangements, for vehicular and pedestrian accessways including details of disabled access, and any measures to restrict access to publicly accessible areas.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- Car parking and vehicle access arrangements in accordance with the provisions of the Integrated Transport Plan required by this clause.
- Landscaping and environmental provisions in accordance with the provisions of the Environmental Plan required by this clause.
- Indicative locations for public art.
- A report that addresses any required upgrading and/or construction of infrastructure.

- Details of any staging of the development, including interim arrangements between stages for land use, pedestrian management, traffic management, car parking allocation and the provision to be made for future upper level development
- Overshadowing diagrams for 22 September.

6.0 Integrated Transport Plan

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An application for development greater than 1,000 square metres of gross floor area must be accompanied by an Integrated Transport Plan to the satisfaction of the Responsible Authority. If in the opinion of the Responsible Authority, the Integrated Transport Plan or an element of the Integrated Transport Plan is not relevant to the assessment of an application, the Responsible Authority may waive the requirement or element.

Where an Integrated Transport Plan applies to existing public roads, the plan must be to the satisfaction of VicRoads and the Department of Transport.

An Integrated Transport Plan must include or provide for the following, as appropriate:

- A description of the current movement networks, assessing existing infrastructure conditions for all modes.
- Physical works required to manage the transport effects of the development and where possible reduce barriers to access by pedestrians, cyclists and public transport users.
- Location of, and access to, car and bicycle parking facilities, including the proposed numbers of parking spaces and proposed car parking management arrangements.
- Hierarchy of primary and secondary vehicle movements from adjoining external roads.
- Circulation networks within and around the site for each transport mode.
- The expected number of trips generated by staff and visitors, delivery and service vehicles to the site.
- Integration of the development with the Preston Railway Station and surrounding public transport facilities.
- Location of loading and unloading facilities and details of management arrangements, ensuring conflict between loading bays, car park areas and non-motorised transport is minimised.
- An assessment of the car parking demand.
- Mode share goals and actions to encourage use of public transport and non-motorised travel for trips to local and regional destinations.
- An Outline Travel Plan in accordance with Responsible Authority's Guidelines for the Application and Implementation of Travel Plans, 2005.

7.0 Environmental Plan

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An application for the construction of buildings and works must be accompanied by an Environmental Plan, to the satisfaction of the Responsible Authority, including, as appropriate:

- A stormwater management plan/drainage plan.
- The advice of a suitably qualified environmental auditor detailing any soil and/or water contamination issues and how these can be addressed
- A wind assessment for buildings over 5 storeys.
- Landscape architecture and urban design concept plans for all proposed publicly accessible spaces and pedestrian walkways.

- A street tree concept plan.
- Design details and methods for contributing to the environmental sustainability of the project, including the application of energy efficiency principles, water conservation principles and water sensitive urban design.
- The location of garbage and recycling bin enclosures, including proposed screening measures, and details of maintenance and collection arrangements.

8.0 Exemption from notice and review

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An application to construct a building or to construct or carry out works generally in accordance with the Preston Central Incorporated Plan (2007) 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. This exemption does not apply to an application for buildings and works that exceeds the height requirements of the Preston Central Incorporated Plan March 2007.

Where land that is the subject of an application for buildings or works is within 10 metres of a residential zone, notice must be given under Section 52(1)(c) of the Act to the owners and occupiers of that adjoining land unless the responsible authority is satisfied that the grant of a permit would be unlikely to cause a significant loss of amenity to such persons. The decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act do not apply in relation to submissions or objections received in relation to such notice.

9.0 Construction Management Plan

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Prior to commencement of any works, including demolition, a construction management plan must be submitted to and approved by the Responsible Authority and then carried out to the satisfaction of the Responsible Authority. The plan must provide for or include details of access, management and disposal arrangements during construction; methods to manage stormwater runoff; details of building materials recycling; construction parking; and the operation of any continuing uses on the land.

10.0 Advertising signs

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The advertising sign requirements are at Clause 52.05. Properties without a frontage to a Road Zone 1 or 2 or Cramer Street are in Category 3, all other properties are in Category 1.

11.0 Decision guidelines

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Before deciding on an application for a permit, in addition to the decision guidelines of Clause 65, the Responsible Authority must consider, as appropriate:

- The Preston Central Incorporated Plan (2007).
- The Preston Central Structure Plan (2006).
- The objectives of the Schedule.
- The Preston Central Civic Precinct Master Plan.
- The impact on existing traffic movements.
- Access and accommodation for vehicles providing deliveries, waste removal and emergency services and public transport.
- The provision of car parking, including drop-off zones and taxi parking.
- The availability of and connections to services.

- The design of the proposed buildings, their relationship to the streetscape and any surrounding development and uses.
- The streetscape, including the design of verandahs, access from the street front, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings, their appearance and illumination.
- Pedestrian amenity within and around the active frontages of the site.
- The amenity of residential properties within, abutting or adjacent to the land.
- The interface with adjoining zones, especially the relationship with residential areas.
- The comments of the Director of Public Transport for applications on or close to Station Avenue.
- The comments of the Department of Transport for applications adjoining the railway corridor and the proposed Station Avenue.
- For a subdivision application, the effect on the land's redevelopment potential and its ability to accommodate development and use encouraged in the Zone.

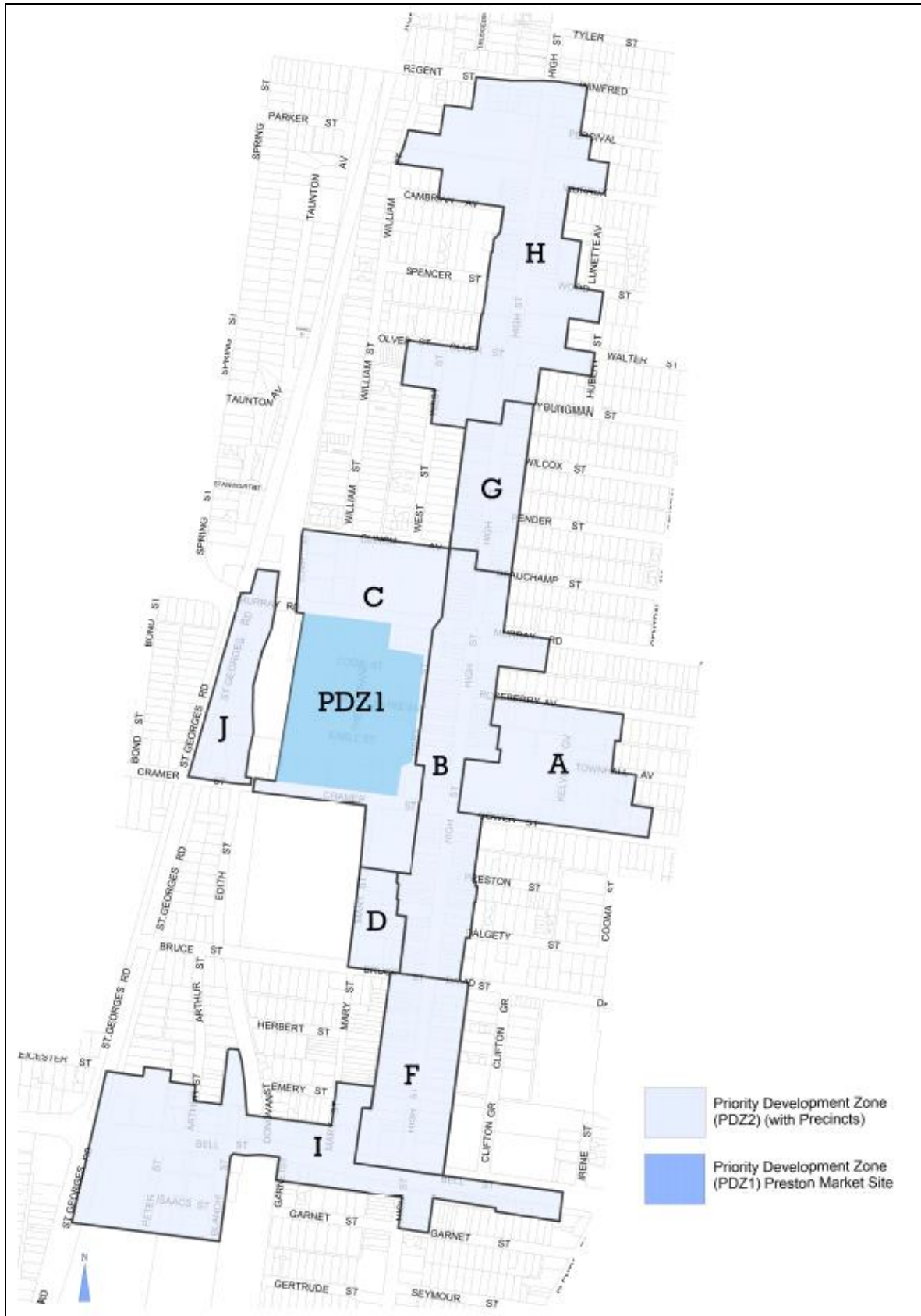
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Reference Document

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Preston Central Structure Plan, City of Darebin & David Lock Associates, 2006
Guidelines for the Application and Implementation of Travel Plans, City of Darebin, 2005

Map 1 – Preston Central



SCHEDULE TO CLAUSE 61.03**Maps comprising part of this scheme**

Zoning maps 1-18, the following overlay maps:-

- 1, 1DCPO, 1DDO, 1ESO, 1LSIO, 1RXO
- 2, 2DCPO, 2DDO, 2EAO, 2LSIO, 2SBO
- 3, 3DCPO, 3ESO, 3LSIO, 3PAO, 3SBO
- 4, 4DCPO, 4ESO, 4HO, 4LSIO, 4VPO
- 5, 5DCPO, 5ESO, 5HO, 5LSIO, 5SBO,
- 6, 6DCPO, 6EAO, 6HO, 6LSIO, 6SBO,
- 7, 7ESO, 7HO, 7DCPO, 7LSIO, 7SBO
- 8, 8DCPO, 8DPO, 8EAO, 8ESO, 8HO, 8VPO, 8LSIO, 8RXO, 8SBO
- 9, 9DCPO, 9HO, 9SBO, 9VPO
- 10, 10DCPO, 10EAO, 10ESO, 10HO, 10LSIO, 10SBO
- 11, 11DDO, 11DCPO, 11DPO, 11EAO, 11HO, 11PAO, 11SBO
- 12, 12DDO, 12DCPO, 12EAO, 12ESO, 12HO, 12IPO, 12LSIO, 12PAO, 12SBO
- 13, 13DDO, 13DCPO, 13DPO, 13EAO, 13ESO, 13HO, 13LSIO, 13PAO, 13SBO
- 14, 14DDO, 14DCPO, 14DPO, 14EAO, 14HO, 14PAO, 14SBO
- 15, 15DDO, 15DCPO, 15DPO, 15EAO, 15ESO, 15HO, 15SBO, 15LSIO, 15PAO
15RXO
- 16, 16DDO, 16DCPO, 16EAO, 16ESO, 16HO, 16LSIO
- 17, 17DDO, 17DCPO, 17EAO, 17ESO, 17HO, 17LSIO, 17PAO, 17SBO
- 18, 18DCPO, 18EAO, 18ESO, 18HO, 18LSIO, 18PAO, 18SBO