

19/01/2006
VC37**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as CDZ1.

SANDHURST COMPREHENSIVE DEVELOPMENT PLAN, MAY 1996

The Sandhurst Comprehensive Development Plan, May 1996 comprises the Sandhurst Local Structure Plan, 16 March 1995 and the Sandhurst Local Structure Plan Supplementary Document, May 1996.

Land

The land bounded by Thompsons Road, Taylors Road, Wedge Road and McCormicks Road and at Lot 4 LP34753, Certificate of Title Volume 8140 Folio 737 at the north west corner of Wedge Road and McCormicks Road, Carrum Downs.

Purpose

To provide for an integrated golf course and residential development combining recreation, tourism, open space, non-urban and residential elements that can be fully serviced.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	Must be no more than one dwelling on the lot. The requirements of Clause 4.0 must be met.
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	

Section 1 - Permit not required (continued)

USE	CONDITION
Place of worship	<p>Must be no social or recreation activities.</p> <p>The gross floor area of all buildings must not exceed 180 square metres.</p> <p>The site must not exceed 1200 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
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
Accommodation (other than Dependent person's unit, Dwelling, and Motel)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding)	Must be no more than four animals.
Car park	Must be in conjunction with another use in Section 1 or 2.
Convenience shop	The leasable floor area must not exceed 80 square metres unless otherwise specified in the Sandhurst Comprehensive Development Plan, May 1996.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	The requirements of Clause 4.0 must be met.
Food and drink premises	Must be on land within the golf course precinct shown on the Sandhurst Comprehensive Development Plan, May 1996.
Golf course	Must be generally in accordance with the Sandhurst Comprehensive Development Plan, May 1996.

Section 2 - Permit required (continued)

USE	CONDITION
Leisure and recreation (other than Golf course, Informal outdoor recreation, and Motor racing track)	
Medical centre	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Motel	Must be on land within the golf course precinct shown on the Sandhurst Comprehensive Development Plan, May 1996.
Office (other than Medical centre)	Must be on land within the golf course precinct shown on the Sandhurst Comprehensive Development Plan, May 1996. Must be used for sports administration and related uses.
Place of assembly (other than Amusement parlour, Nightclub, and Place of worship)	
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited**USE**

Amusement parlour
 Animal boarding
 Animal training
 Art and craft centre
 Brothel
 Extractive industry
 Horse stables
 Industry
 Intensive animal husbandry
 Motor racing track
 Nightclub
 Retail premises (other than Convenience shop and Food and drink premises)
 Saleyard
 Service station
 Transport terminal
 Warehouse

2.0

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Use of land**2.1**

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Exemption from notice and review

An application to use land for a golf course 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.

2.2

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Decision guidelines

Before deciding on an application to use land, the responsible authority must consider the requirements and other provisions of the Sandhurst Comprehensive Development Plan, May 1996.

3.0

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Subdivision and buildings and works**3.1**

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Application requirements

An application to subdivide land, construct a building or construct or carry out works:

- Must demonstrate integration of all land and staging with the golf course development and provide for the comprehensive development of the entire Sandhurst Comprehensive Development Plan, May 1996 as an amalgamated site under the effective control of one developer group in accordance with either a permit or a Section 173 agreement under the Act.

- If for an integrated golf course development, must be accompanied by the following management plans, agreements and information to the satisfaction of the responsible authority:
 - Traffic report that addresses the issues raised in Vic Roads' letter to the Frankston City Council of 21 June 1996 reference SY FRA 030 R11, leading to the adopted traffic management and associated road works plan and schedule of developer contributions.
 - Layout of golf courses and associated clubhouse facilities.
 - Location and subdivision layouts of residential precincts and community activities.
 - Staging of the development.
 - Stormwater management plan, including provision of litter traps and managed wetlands.
 - Flood and water storage levels and flow lines.
 - Management of construction impacts on the environment in accordance with relevant EPA guidelines, including the provision of facilities to control sediment discharge before development commences.
 - Earthworks management plan.
 - Flora and fauna management plan.
 - Landscape management plan.
 - Event management plan for golf course activities.
 - Details of the provision of physical infrastructure, including the connection of reticulated sewerage to all lots.
 - Geotechnical profiles and advice.
 - Urban design guidelines.
 - An agreement under Section 173 of the Act between the land owner and the responsible authority that must:
 - Include full details of the development levies including off site contributions for road works required by the above traffic report in accordance with the approved traffic management and associated road works plan, method of collection and timing of works to be carried out which must be on the assumption that Thompsons Road between Dandenong Valley Highway and Westernport Highway will not be duplicated within the next five years by the Council or Vic Roads.
 - Ensure that residential subdivision does not proceed without the golf course development.
 - Ensure that the golf courses remain and are only redeveloped for an alternative compatible non-urban use to the satisfaction of the responsible authority.
 - Any other information, management plans or reports required to ensure the coordinated development and integration of the Sandhurst Comprehensive Development Plan, May 1996 with the urban and non-urban areas of Carrum Downs.

3.2

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Exemption from notice and review

An application to subdivide land, construct a building or construct or carry out works which is generally in accordance with the Sandhurst Comprehensive Development Plan, May 1996 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.

3.319/01/2006
VC37**Decision guidelines**

Before deciding on an application to subdivide land into residential lots of between 300 square metres and 4,000 square metres (inclusive), the responsible authority must consider:

- The provisions of Clause 56.
- The requirements and other provisions of the Sandhurst Comprehensive Development Plan, May 1996.

4.019/01/2006
VC37**Construction and extension of dwellings and residential buildings****4.1**19/01/2006
VC37**Single dwellings on lots of at least 300 square metres****Permit requirement**

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

4.219/01/2006
VC37**Medium-density housing and residential buildings****Application requirements**

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or Clause 55.01, as appropriate:

- 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,

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate, the provisions of Clause 54 or Clause 55. This does not apply to a development of five or more storeys, excluding a basement.