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C212**SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**

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

COOPER STREET EMPLOYMENT AREA COMPREHENSIVE DEVELOPMENT PLAN

(Note: Refer also to the Cooper Street Employment Area Comprehensive Development Plan, March 2018 and the Cooper Street Employment Area Design Guidelines, March 2018 in Clause 81.01)

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 activity centre 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, March 2018.

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 Guidelines, March 2018.

1.0**Table of uses**06/09/2018
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Use	Condition
Animal keeping (other than animal boarding)	Must be no more than two animals.
Car Park	
Caretaker's house	
Industry	Must not be a purpose shown in the table to clause 52.10 with a threshold distance greater than 500m. Must be located in an area for industrial uses in the Cooper Street Employment Area Comprehensive Development Plan, March 2018.
Informal outdoor recreation	
Home occupation	
Minor utility installation	

Use	Condition
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 for industrial uses in the Cooper Street Employment Area Comprehensive Development Plan, March 2018.</p>
Any use listed in Clause 62.01 See Section 1 of 37.02-1 for relevant provisions	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 (if the Section 1 condition is not met)	Must comply with Clause 2.0 of the schedule.
Leisure and recreation (other than informal outdoor recreation)	
Place of Assembly	Must be located in an area identified for commercial uses in the Cooper Street Employment Area Comprehensive Development Plan, March 2018.
Residential Building	Must be located in an area identified for commercial uses in the Cooper Street Employment Area Comprehensive Development Plan, March 2018.
Restricted retail premises	Must be located in an area identified for commercial uses in the Cooper Street Employment Area Comprehensive Development Plan, March 2018.
Retail premises (other than Gambling premises and Shop)	Must be located in an area identified for commercial uses in the Cooper Street Employment Area Comprehensive Development Plan, March 2018.
Transport terminal	Must comply with Clause 2.0 of this schedule.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must comply with Clause 2.0 of this schedule.

Use	Condition
Any other use not in Section 1 or 3	
See Section 2 of 37.02-1 for relevant provisions.	

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)

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Cooper Street Employment Area Comprehensive Development Plan

The Cooper Street Employment Area Comprehensive Development Plan, March 2018 identifies diagrammatically the preferred location of:

- Industrial use and development; and
- Commercial use and development.

The Cooper Street Employment Area Comprehensive Development Plan, March 2018 identifies that:

- Industrial uses should not be located on the primary road network comprising Cooper Street, Edgars Road and O'Herns Road frontages. Industrial uses may be accepted on the primary road network if the development provides a high quality design and landscaping response in accordance with the Cooper Street Employment Area Design Guidelines, March 2018.
- Commercial 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.

All applications for development must provide a high quality design and landscaping response as specified in the Cooper Street Employment Area Design Guidelines, March 2018.

2.1

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Use of Land

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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

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- The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority. The purpose of this zone.
- 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.
- Where a planning permit is required for industrial uses, the extent to which the development complies with the Cooper Street Employment Area Design Guidelines, March 2018.

See Clause 37.02-2 for relevant provisions.

3.0 Subdivision

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Application Requirements

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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 and community areas, including measures to clearly define the boundary between public and private realm.
 - An application to subdivide land must be accompanied by the information listed in the section titled 'Requirements for Planning Permit Applications' in the Cooper Street Employment Area Development Plan.

3.1 Decision Guidelines

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The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The suitability of all the proposed lots for uses as defined in the Cooper Street Employment Area Comprehensive Development Plan, March 2018.
- 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 Guidelines, March 2018.
- The effect of the proposed subdivision on any areas of environmental or cultural significance identified in the Cooper Street Employment Area Development Plan.

See 37.02-3 for relevant provisions.

4.0 Buildings and works

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4.1 Application Requirements

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The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The information listed in Section 6.6.1 'Requirements for Planning Permit Applications' in the Cooper Street Employment Area Development Plan.

4.2 Decision Guidelines

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The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of this schedule and the provisions of the Cooper Street Employment Area Comprehensive Development Plan, March 2018 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 Guidelines, March 2018.

See 37.02-4 for relevant provisions.

4.3 Referral of applications

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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

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

See 37.02-5 for relevant provisions.