

13/09/2010
VC63

SCHEDULE 4 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**

**FORMER CONVENT OF THE GOOD SHEPHERD – ST HELIERS STREET,
ABBOTSFORD**

Purpose

To provide for the development and management of the site primarily for arts, culture, education, tourism and parkland uses.

To implement the Abbotsford Convent Masterplan.

1.0
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Table of uses

Section 1 – Permit not required

USE	CONDITION
Accommodation (other than Camping and caravan park, Corrective institution and Dwelling (other than Bed and breakfast and Caretaker’s house))	
Art and craft centre	
Art gallery	
Carnival	Must meet the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.
Car park	
Circus	Must meet the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.
Education centre	
Function centre	
Indoor recreation facility	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Office	Must not exceed 2000 square metres of gross floor area.
Place of assembly (other than Amusement parlour, Carnival, Circus, Cinema, Drive-in theatre and Nightclub)	

USE	CONDITION
Plant nursery	
Restaurant	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Shop (other than Adult sex bookshop, Convenience shop and Restricted retail premises)	Must be in accordance with the approved Abbotsford Convent Master Plan. Each tenancy must contain no more than 500 square metres of gross leaseable floor area. The total gross leasable floor of all tenancies combined must not exceed 3000 square metres.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	
Any other use not in Section 2 or 3	Must be in accordance with the approved Abbotsford Convent Master Plan.

Section 2 – Permit required

USE	CONDITION
Store (other than Boat and caravan storage, Freezing and cool storage, Rural store, Vehicle store)	
Any use in Section 1 if the condition is not met	
Any other use not in Section 3	

Section 3 – Prohibited

USE
Adult sex bookshop
Amusement parlour
Animal keeping
Boat and caravan storage
Brothel
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Display home
Dwelling (other than Bed and breakfast and Caretaker's house)

USE

Extractive industry
Freeway service centre
Freezing and cool storage
Fuel depot
Funeral parlour
Gambling premises
Mail centre
Materials recycling
Milk depot
Motor racing track
Motor repairs
Motor vehicle, Boat, or Caravan sales
Race course
Refuse disposal
Restricted retail premises
Rural industry
Rural store
Saleyard
Service station
Timber yard
Trade supplies
Transfer station
Transport terminal
Utility installation (other than a Minor utility installation and Telecommunications facility)
Vehicle store
Veterinary centre

2.0

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Use of land

A use must not detrimentally affect the amenity of the neighbourhood, 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, waste water, waste products, grit or oil.

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 nearby uses including noise levels, traffic, parking, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas associated with the use.

3.0

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The Abbotsford Convent Master Plan

The Abbotsford Convent Master Plan 2004 (the “Master Plan”) is the relevant master plan for the operation of this Zone unless it is amended to the satisfaction of the responsible authority.

Amendments to the Master Plan must respond to the decision guidelines included in this Clause.

4.0

30/03/2006
C78

Subdivision

A planning permit is required to subdivide land. Where subdivision would separate car parking areas from land uses served by the car parking, a Section 173 Agreement will be required.

5.0

30/03/2006
C78

Buildings and works

A permit is required to construct a building or to construct or carry out works, except where they are generally in accordance with the approved Master Plan.

A planning permit is required to construct a building situated outside the defined building envelope plan contained in the Master Plan.

6.0

30/03/2006
C78

Car parking

No permit is required pursuant to Clause 52.06 providing car parking is provided in accordance with the number and location of car parking spaces identified in the approved Master Plan.

7.0

30/03/2006
C78

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

8.0

30/03/2006
C78

Decision guidelines

Before deciding on an application for a planning permit or amendment to the Master Plan, the responsible authority must consider as appropriate:

- The implementation of the approved Abbotsford Convent Master Plan;
- The views of Yarra City Council;
- The maximisation of public access to the area;
- The integration of the precinct with the Abbotsford community;
- The compatibility of the combination of uses and the character of development with the amenity of the adjoining uses and the visible skyline as seen from Studley Park Road, Johnston Street and Yarra Boulevard;
- The preservation of the cultural heritage of the site and its capacity to interpret the educational, community, and convent life of St Heliers;
- Allowing an evolving physical and cultural development of the site which continues to reflect changes in the economy and social fabric of inner Melbourne;
- Maintaining ecologically sustainable practices in the development and operation of the precinct;

- Building on the opportunities offered by the precinct's relationship with the Yarra River;
- Public safety and security as an integral consideration in the design and use of public spaces;
- The appropriateness of siting and appearance of buildings and works, the placement of fill and use of screening vegetation in ensuring that the scenic qualities and visual character of the waterway corridor are not compromised;
- The ability to maintain the free passage and temporary storage of floodwaters and minimise flood damage;
- The compatibility of the development with flood hazard and local drainage conditions to ensure that development will not cause any significant rise in flood level or flow velocity;
- Any local floodplain development plan;
- The existing use and development of the land;
- The susceptibility of the development to flooding and flood damage;
- The compatibility of the development with identified environmental values;
- The location and layout of all carparking areas and associated means of circulation and access;
- The environmental objectives for the Yarra River Environs identified in Schedule 1 to the Environmental Significance Overlay;
- The design objectives for the Yarra River Corridor identified in Schedule 1 to the Design and Development Overlay;