

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

RESIDENTIAL AND MEDICAL SERVICES PRECINCT**Purpose**

To implement the Heidelberg Precinct Structure Plan.

To encourage the consolidation of medical services within this precinct.

To enable a mix of uses within developments that provides dwellings within upper levels of buildings.

To protect the amenity of patients and residents within and around this precinct.

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

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
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 less than 10 metres above ground level.
Home based business	
Medical centre	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Place of worship	Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Residential aged care	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

BANYULE PLANNING SCHEME

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling, and Residential aged care) Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Convenience restaurant	The site must adjoin, or have access to, a road in a Road Zone.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Dry cleaner Dwelling Food and drink premises (other than Convenience restaurant and Take away food premises) Laundromat Leisure and recreation (other than Informal outdoor recreation and Motor racing track) Market Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone) Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship) Plant nursery Office (other than Medical centre)	
Take away food premises	The site must adjoin, or have access to, a road in a Road Zone.
Utility installation (other than Minor utility installation and Telecommunications facility) Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel

Use

Cinema based entertainment facility

Extractive industry

Horse stables

Industry (other than Dry cleaner and Laundromat)

Intensive animal husbandry

Motor racing track

Nightclub

Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)

Saleyard

Service station

Transport terminal

Warehouse (other than Store)

2.0

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Use of land

Application Requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to use land must be accompanied by a report which demonstrates that the proposal is consistent with the Medical Services emphasis of the schedule. In this regard, all types of accommodation must provide a high level of amenity to inhabitants.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed use may adversely impact upon the purpose of the precinct.
- Whether the proposed use may adversely impact upon pedestrian access.

3.0

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Subdivision

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to subdivide land must be accompanied by a site analysis and design response demonstrating how the proposal addresses clause 56, as appropriate.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Clause 56.

- The suitability of the subdivision design to accommodate uses and development that is consistent with the purpose of this schedule.

4.0

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Buildings and works

Application Requirements

An application to construct a building or to construct and carry out works (except for minor buildings and works associated with an existing building) must be accompanied by a site analysis and design response demonstrating how the proposal addresses:

- The provisions of the zone and schedule.
- Any overlays affecting the land.
- The constraints of the site and locality.
- The surrounding streetscape and vegetation character.
- Clause 54 or 55 (if applicable).
- The ability to convert floor space of the proposed uses to a medical centre or hospital, if required in future.
- The *Heidelberg Specialised and Major Activity Centre* (Clause 21.04).

The development of land that is not affected by a Design and Development Overlay should be constructed to a height that is consistent with development in the General Residential Zone.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- All floor to ceiling heights within buildings, must be adequate to enable the conversion of other uses, (such as a dwelling) to Medical Centre.
- Whether the proposed development provides an appropriate level of amenity to nearby dwellings, medical centres and hospitals.
- Whether the development of land not affected by a Design and Development Overlay is constructed to a height that is consistent with development in the General Residential Zone.

5.0

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Signs

Signs requirements are at Clause 52.05. This zone is in Category 3.