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SCHEDULE 6 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

Purpose

To facilitate the development of the GV Link freight logistics centre.

To provide for warehousing, packaging, storage and distribution of goods and associated uses consistent with GV Link.

To provide for manufacturing activity only in association with GV Link.

To provide that the development of GV Link is staged in an orderly manner, having regard to essential services, transport facilities, environmental and flooding considerations.

To ensure that the development enhances the visual quality of the surrounding area.

To ensure that access to the site is for operators at a range of scales.

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Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Carnival	Must meet the requirements of a "Good Neighbour" Code of Practice for a Circus or Carnival, October 1997
Circus	Must meet the requirements of a "Good Neighbour" Code of Practice for a Circus or Carnival, October 1997
Crop raising	
Extensive animal husbandry	
Home occupation	
Industry	Must be generally in accordance with the purposes of Schedule 6 to the Zone and the GV Link Development Plan.
Informal outdoor recreation	
Mail centre	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Search for stone	Must not be costeaning or bulk sampling.
Service station	The land must be at least 30 metres from land (not a road) which is in a residential zone, Business 5 Zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Shipping container storage	Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.

Use	Condition
	<p>The land must be at least the following distances from land (not a road) which is in a residential zone, Business 5 Zone land used for a hospital or education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> · The threshold distance, for a purpose listed in the table to Clause 52.10. · 30 metres, for a purpose not listed in the table at Clause 52.10. <p>The site must adjoin or have access to a road in a Road Zone.</p> <p>Shipping containers must be setback at least 9 metres from a road in a Road Zone.</p> <p>The height of shipping container stacks must not exceed 6 containers or 16 metres whichever is the lesser.</p> <p>Must not adversely affect the amenity of the neighbourhood including through the:</p> <ul style="list-style-type: none"> · Transport of materials, goods or commodities to or from the land. · Appearance of any stored goods or materials. <p>Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, seam, soot, ash, dust, waste water, waste products, grit or oil.</p> <p>Must be generally in accordance with the purposes of Schedule 6 to the Zone and the GV Link Development Plan.</p>
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Transport terminal	Must be generally in accordance with the purposes of Schedule 6 to the Zone and GV Link Development Plan.
Tramway	
Warehouse (other than Mail centre and Shipping container storage)	<p>Must be generally in accordance with the purposes of Schedule 6 to the Zone and the GV Link Development Plan.z</p> <p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Business 5 Zone, land used for a hospital or and education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <p>The threshold distance, for a purpose listed in the table to Clause 52.10.</p> <p>30 metres, for a purpose not listed in the table at Clause 52.10.</p> <p>Must not adversely affect the amenity of the neighbourhood including through the:</p>

Use	Condition
	<ul style="list-style-type: none"> • Transport of materials, goods or commodities to or from the land. • Appearance of any stored goods or materials. • Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Section 2 - Permit required

Use	Condition
Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Business 5 Zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry, and Intensive animal husbandry)	
Caretaker's house	
Convenience shop	
Education centre	Must not be a primary or secondary school.
Equestrian supplies	
Industry (other than Warehouse, Shipping container storage, Transport terminal and a use generally in accordance with the purposes of Schedule 6 to the zone and the GV Link Preliminary Concept Plan)	
Leisure and recreation (other than Informal outdoor recreation)	
Lighting shop	Must be in one occupation with a leasable floor area of at least the amount specified in the schedule to this zone. If no amount is specified, the leasable floor area must be at least 500 square metres.
Materials recycling	The land must be at least 30 metres from land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or education centre.
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 500 square metres.
Party supplies	
Place of assembly (other than Carnival and Circus)	

Use	Condition
Restricted retail premises other than Equestrian supplies, Lighting shop, and Party supplies)	Must be in one occupation with a leasable floor area of at least the amount specified in the schedule to this zone. If no amount is specified, the leasable floor area must be at least 1000 square metres.
Retail Premises (other than shop)	
Utility Installation (other than Minor Utility Installation and Telecommunications facility)	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone, Business 5 Zone land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Cinema based entertainment facility
Hospital
Intensive animal husbandry
Shop (other than Adult sex bookshop, Convenience shop, and Restricted retail premises)

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Use of land

Amenity of the neighbourhood

- A use must not adversely affect the amenity of the neighbourhood, including through the:
 - Transport of materials, goods or commodities to or from the land.
 - Appearance of any stored goods or materials.
 - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - Loading and unloading of containers from vehicles or trains.

Application requirements

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

- The purpose of the use and the types of processes to be utilised;
- The type and quantity of goods to be stored, processed or produced;
- How land not required for immediate use is to be maintained;
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority;
 - Whether a licence under the Dangerous Goods Act 1985 is required.

· The likely effects, if any, on the neighbourhood, including:

- Noise levels;
- Air-borne emissions;
- Emissions to land or water;
- Traffic, including the hours of delivery and despatch;
- Light spill or glare.

An application to use land for a caretaker's house and any other sensitive land use must be accompanied by the following information, as appropriate:

- A preliminary environmental assessment;
- Siting details that avoid intrusion on the required buffers for nearby agricultural uses including intensive animal husbandry.

Decision guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- The application is consistent with the zone objectives;
- The application is generally consistent with the GV Link Development Plan;
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities;
- The effect that nearby industries may have on the proposed use;
- The drainage of the land;
- The availability of and connection to services;
- The effect of traffic to be generated on roads;
- The interim use of those parts of the land not required for the proposed use;
- Any natural or cultural values on or near the land.

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Subdivision

Permit requirement

A permit is required to subdivide land.

Exemption from notice and review

An application 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 appeal rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Whether the application is in accordance with the GV Link Development Plan;
- Any natural or cultural values on or near the land;
- Streetscape character;
- Landscape treatment;
- Interface with non-industrial areas.

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Buildings and works

Permit requirement

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

A permit is not required for building or works which:

- Rearrange, alter, renew or maintain plant if the area or height of the plant is not increased;
- Are 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;
- Are used for crop raising, extensive animal husbandry or informal outdoor recreation.

Application requirements

Before the construction of any building or works commences, plans must be submitted to, and approved by, the responsible authority. The plans must be drawn to scale with dimensions and must show:

- The boundaries and dimensions of the site;
- Adjoining roads and rail;
- Relevant ground levels;
- The layout of existing and proposed buildings, and works;
- Construction material and methods;
- Driveways and vehicle parking and loading areas;
- Proposed landscape areas;
- External storage and waste treatment areas;
- Elevation drawings to scale which show the colour and materials of all buildings and works;
- Construction details of all drainage works, driveways and vehicle parking and loading areas;

- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area;
- A report must be submitted to the responsible authority addressing any potential amenity impact on nearby areas.

Exemption from notice and review

An application 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 appeal rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Whether the application is generally in accordance with the GV Link Development Plan.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.
- The potential amenity impact on adjoining and nearby residential and urban areas.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

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Advertising signs

This zone is in Category 4 (Sensitive areas)

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies, which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.