

19/01/2006
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ3

GIPPSLAND HERITAGE PARK**Purpose**

To ensure the orderly development and use of this key gateway site leading to Latrobe City and encompassing special uses, including the Gippsland Heritage Park, which are gateways to the cultural and heritage assets of the region as well as the urban settlement of Moe.

1.0
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VC37**Table of Uses****Section 1 - Permit Not Required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Art and craft centre	
Car park	
Informal outdoor recreation	
Mineral exploration	Must meet the conditions of Clause 52.08-2
Mining	Must meet the conditions of Clause 52.08-2
Natural systems	
Place of assembly	
Search for stone	Must not be costeaning or bulk sampling

Section 2 - Permit required

USE	CONDITION
Accommodation	
Agriculture (other than Animal keeping and Intensive animal husbandry)	
Leisure and recreation (other than informal outdoor recreation, Major sports and recreation facility and motor racing track)	
Mineral, stone or soil extraction (other than extractive industry, mineral exploration, mining and search for stone)	
Mining – If the Section 1 condition is not met	
Retail premises	
Search for stone– If the Section 1 condition is not met	
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Any other use not in Section 1 or 3	

Section 3 – Prohibited

USE
Animal keeping
Brothel
Cinema based entertainment facility
Freeway service centre
Industry
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Office
Transport terminal
Warehouse

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Use of land

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including 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.

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 activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.

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.
- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

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Subdivision

A permit is required to subdivide land.

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Buildings and works

Permit requirement

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

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.

- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and appeal

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 and 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 school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of building, the design of verandahs access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of building and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of any connection to services.
- Any natural or cultural values on or near the land.
- Interface with non industrial areas.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

Maintenance

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