

13/02/2014
C92**SCHEDULE 4 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ4**.**TORQUAY COMMUNITY DEVELOPMENT PRECINCT****Purpose**

To provide for the use and development of the land for public and community services and facilities.

1.013/02/2014
C92**Table of uses****Section 1 - Permit not required**

Use	Condition
Bed and breakfast	No more than 5 persons may be accommodated away from their normal place of residence. At least two car parking spaces must be provided.
Child care centre	
Informal outdoor recreation	
Medical centre	
Minor utility installation	
Office	Must be a government function.
Retirement village	
Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Convenience shop	
Dwelling	
Education centre	
Utility installation	
Minor sports and recreation facility	
Place of assembly (other than Amusement parlour and Nightclub)	
Residential building	
Any other use not in Section 1 or 3	

Section 3 - Prohibited**Use**

Agriculture (other than Apiculture)
Amusement parlour
Brothel
Cinema based entertainment facility
Extractive industry
Industry
Motor racing track
Nightclub
Retail premises (other than Community market and Convenience shop)
Saleyard
Service station
Transport terminal
Warehouse

2.0

10/10/2013
C78

Buildings and works**Permit requirement**

A permit is not required to construct a building or construct or carry out works for a use in Section 1 provided that prior to construction of any buildings or works plans showing details of the proposed development must be submitted to and approved by the Responsible Authority. Each plan must show the information outlined under application requirements, as appropriate.

Application requirements

An application to construct a building or construct or carry out works must be accompanied 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 layout 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.

An application for any of the following must also be accompanied by a neighbourhood and site description and design response as set out in Clause 54 or 55, as applicable:

- To construct or extend one dwelling on a lot of less than 300 square metres.
- To construct a dwelling if there is at least one dwelling on the lot.
- To construct two or more dwellings on a lot.
- To extend a dwelling if there are two or more dwellings on the lot.
- To construct or extend a residential building.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 37.01, the responsible authority must consider, as appropriate:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, the design of street elevations, access from the street, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- Clauses 54 or 55. This does not apply to a development of five or more storeys, excluding a basement.

Maintenance

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