

SCHEDULE 16 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ16**.

BALLARAT RAILWAY STATION PRECINCT REDEVELOPMENT – STAGE ONE**Purpose**

To facilitate Stage 1 of the redevelopment of the Ballarat Station Precinct as envisaged in the *Ballarat Station Precinct Master Plan, 2014*.

To provide for the use and development of the land for transport purposes by or on behalf of the public land manager.

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

Use	Condition
Art and craft centre	Must be generally in accordance with an approved development plan as required by Schedule 11 to Clause 43.04 of this scheme.
Bus terminal	
Car Park	Must be generally in accordance with an approved development plan as required by Schedule 11 to Clause 43.04 of this scheme.
Child care centre	
Cinema	
Dry cleaner	
Dwelling	
Education centre (other than Primary school and Secondary school)	
Exhibition centre	
Food and drink premises	
Function centre	
Group accommodation	
Indoor recreation facility	
Informal outdoor recreation	
Market (other than Trash and treasure market)	
Minor utility installation	
Office	
Postal agency	
Railway	
Railway station	
Residential building	Must be generally in accordance with an approved development plan as required by Schedule 11 to Clause 43.04 of this scheme.
Residential hotel	
Shop (other than Adult sex bookshop, Department store and Restricted retail premises)	
Tramway	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.
Any other transport related use	The use must be for transport purposes. The use must be carried out by or on behalf of the public land manager.

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Brothel
Agriculture
Corrective institution
Gambling premises
Industry (other than Dry cleaner)
Leisure and recreation (other than Minor sports and recreation facility)
Nightclub
Trash and treasure market
Warehouse

2.0

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Use of land

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 despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.

An application by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application being made.
- To the application for permit being made and to the proposed use or development.

3.0

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Subdivision

Exemption from notice and review

An application for subdivision 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 review rights of Section 82(1) of the Act.

4.0

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Buildings and works

A permit is not required to construct or carry out:

- Buildings or works generally in accordance with an approved development plan as required by Schedule 11 to Clause 43.04 of this scheme.
- Buildings or works which internally rearrange buildings providing there is no increase in floor area.
- Buildings or works carried out by or on behalf of the public land manager for transport purposes.

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 land.
 - 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 existing and proposed 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, a site works specification and the method of preparing, draining and maintaining the landscape area.

5.0

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Decision Guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider as appropriate:

- Any approved development plan as required by Schedule 11 to Clause 43.04 of this scheme.
- The comments of the public land manager.
- The interface with adjoining land.
- The interim use of those parts of the land not required for the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- Pedestrian accessibility across the site.
- The location and type of vehicle access to the site.
- The effect of traffic to be generated on roads.
- Provision for car parking.
- Provision for bicycle facilities.
- Provision for loading and unloading of vehicles and service areas.
- The storage of rubbish and materials for recycling.
- Provision for landscaping and lighting.