

SCHEDULE 16 TO CLAUSE 37.01 SPECIAL USE ZONE

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

PRIVATELY OWNED UTILITY INSTALLATIONS

Purpose

To recognise land used for utility installations, other than those in public ownership.

To ensure that the use and development of the land does not adversely impact upon the operation of the facility or on the safety, amenity, use and development of adjoining land, consistent with the zoning purpose of that land.

1.0

Table of uses

Section 1 - Permit not required

Use	Condition
Car Park	Must be in conjunction with a Utility installation.
Road	Must be in conjunction with a Utility installation.
Utility installation (Other than Telecommunications facility.)	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Store	Must be in conjunction with a Section 1 use.
Any other use not in Section 1 or 3	Must be in conjunction with a Section 1 use.

Section 3 - Prohibited

Use
Accommodation
Brothel
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Earth and energy resources facility
Education centre
Hospital
Leisure and Recreation
Place of assembly
Retail premises
Saleyard
Service station
Transport Terminal
Veterinary centre

2.0

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Use of land

Land may not be used for any purpose which would either:

- be in conflict with or likely to impair the optimal operation of any utility service located on the land; or
- adversely impact on the use, safety, amenity and development of any adjoining land.

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:

A report which sets out

- The purpose of the use and the types of activities which will be carried out.
- The likely or potential effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, light-spill and glare.
- The likely or potential effects, if any, on the long term viability and operation of the utility installation.
- Details of steps proposed to be taken and measures to be put in place to mitigate any identified likely or potential adverse effects on adjoining land or on the viability and operation of the utility installation.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

3.0

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Subdivision

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:

- Any application must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of the utility installation.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

4.0

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Buildings and works

No permit is required to construct a building or construct or carry out works for the following

- Buildings and works associated with a Section 1 use.

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:

- A plan(s) drawn to scale which show:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and work including driveways and vehicle parking and loading areas.
 - Existing landscape areas.
 - External storage and waste treatment areas.
 - Adjoining roads.

- The location, height and purpose of buildings on adjoining land.
- Elevation drawings to scale which show the colours and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted and the surfaces to be constructed.

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:

- The interface with adjoining land, especially the relationship with residential and public open space areas.
- The location and type of access to the site.
- The provision of access and car parking, including pick up and drop off areas.
- Loading and service areas.
- Any increase in traffic generation.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential and public open space areas.
- The storage of rubbish and materials for recycling.
- The interface of the site with adjoining zones.
- The provision of land for landscaping.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, and privacy.
- The availability of and connection to services.
- The streetscape, access from the street front, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

5.0

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Signs

Sign requirements are at Clause 52.05. All land located within this schedule is in Category 3.