

SCHEDULE 9 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ9**.

SUNBURY SOUTH – ELECTRICITY EASEMENTS**Purpose**

To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.

To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.

1.0**Table of uses**

Any requirement in the Table of uses and any requirement specified in this schedule or the precinct structure plan applying to the land must be met. A permit granted must be generally in accordance with the precinct structure plan applying to the land.

Section 1 - Permit not required

Use	Condition
Crop raising	
Extensive animal husbandry	
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry and Intensive animal husbandry)	
Industry (other than Materials recycling)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) in a residential zone or 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:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10 ▪ 30 metres, for a purpose not listed in the table to Clause 53.10 <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.

Use	Condition
	<ul style="list-style-type: none"> Emission of noise, artificial light, vibration, odour fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products grit oil.
<p>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)</p> <p>Materials recycling</p>	
<p>Utility installation (other than Minor utility installation and Telecommunications facility)</p>	<p>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 or 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.</p>
<p>Any other use not in Section 1 or 3</p>	

Section 3 - Prohibited

Use
<p>Accommodation</p>
<p>Hospital</p>
<p>Intensive animal husbandry</p>
<p>Major sports and recreation facility</p>
<p>Shop</p>

2.0

17/01/2019
C207

Use of Land

An application for use which is generally in accordance with the precinct structure plan applying to the land 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.

3.0

17/01/2019
C207

Subdivision

A permit granted must:

- Be generally in accordance with the precinct structure plan applying to the land.
- Include any condition or requirement specified in the precinct structure plan.

An application for subdivision which is generally in accordance with the precinct structure plan applying to the land 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

17/01/2019
C207

Buildings and works

A permit is not required to construct a building or construct or carry out works:

- A building or works that rearrange, alter or renew plant if the area or height of the plant is not increased.
- that are used for crop raising, extensive animal husbandry or informal outdoor recreation.

HUME PLANNING SCHEME

- for a rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

A permit granted must:

- Be generally in accordance with the precinct structure plan applying to the land.
- Include any conditions or requirements specified in the precinct structure plan.

An application to construct a building or construct or carry out works which is generally in accordance with the precinct structure plan applying to the land 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.

5.0

27/05/2019
C238hume

Signs

Sign requirements are at Clause 52.05. This zone is in Category 1.