

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ8**.

HEALTH AND COMPLEMENTARY USES PRECINCT**Purpose**

To support the development of health services and related uses which complement the existing Latrobe Regional Hospital.

To provide for a a range of accommodation uses which support the development of the health services precinct.

To provide for a Local Activity Centre which supports the existing Latrobe Regional Hospital.

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

Use	Condition
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence
Child care centre	Must not require a permit under Clause 52.06-3 (parking)
Dependent person's unit	Must be the the only dependent person's unit on the lot
Domestic animal husbandry	Must not be more than 2 animals
Dwelling	
Residential aged care facility	Must not require a permit under Clause 52.06-3 (parking)
Medical centre	Must not require a permit under Clause 52.06-3 (parking)
Racing dog husbandry	Must be no more than 2 animals
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast, Dependent persons unit, Dwelling, Corrective institution, Host farm, Residential aged care facility)	
Animal boarding	
Bus terminal	
Domestic Animal Boarding	
Function centre	
Research and development centre	Must be related to health industry
Service industry (other than Motor repairs and Panel beating)	
Office (other than Medical centre)	
Place of worship	

Use	Condition
Shop (other than Adult sex product shop, Department store, Restricted retail premises, Bottle shop)	Must not exceed combined floor area of 1500sqm
Food and drink premises	
Restricted recreation facility	
Restricted place of assembly	
Service station	
Freeway service centre	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Art and craft centre
Corrective institution
Brothel
Crematorium
Host farm
Agriculture (other than Domestic Animal boarding, domestic animal husbandry and racing dog husbandry)
Industry (other than Research and development centre and Service industry)
Leisure and recreation (other than Restricted recreation facility)
Place of assembly (other than Function centre, Place of worship and Restricted place of assembly)
Recreational boat facility
Retail premises (other than Food and drink premises and Shop)
Transport terminal (other than bus terminal)
Warehouse
Tramway
Winery

2.0

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Use of 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:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects (if any) the proposal will have on nearby land, which could include noise, traffic hours of delivery, hours of operation.
- The means of maintaining areas not required for immediate use.

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 effect the proposed use will have on existing uses.
- The effect that the proposal has on nearby land.

3.0

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Subdivision

None specified.

An application for the subdivision of 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

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Buildings and works

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 drawn to scale which shows:
 - the boundaries and dimensions of the site;
 - adjoining roads;
 - the location, height and purpose of the building 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.

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 movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The impacts on the wider traffic network.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.
- On the western side of the health precinct, consider the provision of road access (suitable for freight vehicles up to b doubles) which would allow access to precincts B1, B2 A2 and A3.

5.0

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Signs

Sign requirements are at Clause 52.05. All land located within the health precinct which fronts the Princes Highway is in Category 2. All other land is in 3.