

15/06/2017  
C100

## SCHEDULE 5 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5**.

### RIDDELLS CREEK HEALTH, EDUCATION AND COMMUNITY PRECINCT

#### Purpose

To facilitate community, education, health, medical and residential aged care facilities and uses that meet local community needs.

To provide for limited residential development that does not compromise the community, education, health, medical and aged care focus of the precinct.

To encourage development that enhances pedestrian movements to and through the town centre.

To avoid commercial uses that may undermine the economic vitality of the commercial core of the town.

To maintain the low-scale built form and ‘village feel’ of the town centre.

## 1.0

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### Table of uses

#### Section 1 - Permit not required

Use	Condition
Child care centre	
Informal outdoor recreation	
Medical centre	
Minor utility installation	
Residential aged care facility	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

#### Section 2 - Permit required

Use	Condition
Accommodation (other than Residential aged care facility)	
Art gallery	
Community market	
Convenience shop	
Education centre	
Food and drink premises	The leasable floor area must not exceed 100 square metres
Function centre	
Hall	
Library	
Minor sports and recreation facility (other than Informal outdoor recreation)	

Use	Condition
Museum	
Place of worship	
Utility installation (other than a Minor utility installation and Telecommunications facility)	
Veterinary centre	

**Section 3 - Prohibited**

Use
Agriculture (other than Apiculture)
Brothel
Cinema based entertainment facility
Industry
Major sports and recreation facility
Motor racing track
Office (other than Medical centre)
Place of assembly (other than Art gallery, Carnival, Circus, Function centre, Hall, Library, Museum or Place of worship)
Pleasure boat facility
Retail premises (other than Community market, Convenience shop and Food and drink premises)
Saleyard
Service station
Transport terminal
Warehouse

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**Use of land**

**Application requirements**

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 description of the proposed use and how the use relates to the purpose of this schedule.
- Details of the various activities that will be carried out on the site.
- Proposed hours of operation.
- Estimated number of employees on the site at any one time.
- Plans showing the location of different uses and activities proposed, with public uses generally located so as to create an active frontage and easy access from Sutherlands Road, and any private uses located towards the rear of the site.
- A car parking plan and traffic report outlining likely vehicle movements, car parking demand and supply both on and off site, access arrangements and loading and unloading requirements.

- The likely effects, if any, on adjoining land, including noise levels, traffic, hours of operation, dispatch of goods and light spill.

#### **Decision guidelines**

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:

- How the proposed use achieves the purposes of this schedule.
- The impact of the proposed use on the amenity of the neighbourhood or the use or development of adjoining land.

### **3.0**

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#### **Subdivision**

##### **Application requirements**

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:

- Details of how the proposed subdivision will facilitate the use of the land for community, medical or aged care activities.
- Details of how the proposed subdivision allows for an improved movement network and linkages with existing pedestrian paths.

##### **Decision guidelines**

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:

- How the proposed subdivision relates to the purpose of this schedule.
- The layout and lot dimensions of the subdivision.

### **4.0**

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#### **Buildings and works**

##### **Application requirements**

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:

- Fully dimensioned site plan, layout and elevation plans drawn to scale which show:
  - The boundaries and dimensions of the site.
  - Details of the locations of any existing buildings, trees or other features on the land.
  - Details of external materials, colours and finishes.
  - Existing and proposed fencing.
  - Adjoining roads.
  - Relevant ground levels.
  - All driveway, car parking and loading areas.
  - All external storage.
  - The location of any plant and equipment.

- Refuse disposal areas.
- The location of details of any existing or proposed external lighting.
- A landscape plan drawn by a suitably qualified professional which details all dimensions of landscaped areas, species, the number of plants to be planted and the method of watering and maintaining the landscaped areas.
- A tree assessment, identifying the species, height and canopy cover of existing trees on the site and appropriate protection areas for trees being retained.
- An application to construct or extend a residential building must also be accompanied by a neighbourhood and site description and design response as set out in Clause 55, as applicable.

#### **Decision guidelines**

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:

- How the buildings and works relate to the purposes of the schedule.
- Whether the proposed buildings and works integrate with the character of the area in terms of scale, bulk, articulation, colours and materials. New development should maintain the low scale character of the township.
- Whether the proposed buildings and works facilitate passive surveillance of streets and public spaces.
- Whether the development facilitates pedestrian and cycling permeability through the site, enabling connectivity to the town centre (retail area and the station), the Lions Park to the west and the primary school to the north.
- Whether the proposed landscaping enhances vegetation coverage and integrates with the character of the town, including through the retention of existing mature trees where possible.
- Whether the layout, landscaping and fencing enhances the interface between the site and adjoining open space.
- For residential development, whether the development provides a high level of residential amenity for occupants.