

06/02/2020
C128surf**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ4**.**TORQUAY COMMUNITY DEVELOPMENT PRECINCT****Purpose**

To provide for the use and development of the land for public and community services and facilities.

1.006/02/2020
C128surf**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 Informal outdoor recreation Medical centre	
Office (other than Medical centre)	Must be a government function
Retirement village Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Convenience shop Dwelling (other than Bed and breakfast) Education centre (other than Child care centre) Utility installation (other than Minor utility installation) Minor sports and recreation facility (other than Informal outdoor recreation) Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub) Residential building Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Agriculture (other than Apiculture) Amusement parlour Brothel Cinema based entertainment facility Extractive industry Industry Motor racing track

Use**Nightclub****Retail premises (other than Convenience shop and Market)****Saleyard****Service station****Transport terminal****Warehouse****2.0**06/02/2020
C128surf**Use of land**

None specified.

3.006/02/2020
C128surf**Subdivision**

None specified.

4.006/02/2020
C128surf**Buildings and works****Permit Requirement**

A permit is not required to construct a building or construct or carry out works for a use in Section 1 provided that prior to construction of any buildings or works plans showing details of the proposed development are submitted to and approved by the Responsible Authority. Each plan must show the information outlined under application requirements, as appropriate.

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 plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - 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 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.

An application for any of the following must also be accompanied by a neighbourhood and site description and design response as set out in Clause 54 or 55, as applicable:

- To construct or extend one dwelling on a lot of less than 300 square metres.
- To construct a dwelling if there is at least one dwelling on the lot.
- To construct two or more dwellings on a lot.

- To extend a dwelling if there are two or more dwellings on the lot.
- To construct or extend a residential building.

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:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, the design of street elevations, access from the street, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- Clause 54 or 55, as applicable. This does not apply to a development of five or more storeys, excluding a basement.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Signs

None specified.

5.0

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