SCHEDULE 9 TO CLAUSE 37.01 SPECIAL USE ZONE

DD/MM/YYYY

Proposed C205

Shown on the planning scheme map as SUZ9.

LINDUM VALE PRECINCT STRUCTURE PLAN - ELECTRICITY EASEMENT

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.

A precinct structure plan applies to land when the precinct structure plan is incorporated in this scheme.

1. Table of uses

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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 |
| --- | --- |
| Animal keeping (other than Animal boarding) | Must be no more than 2 animals. |
| 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. |
| Dependent person’s unit | Must be the only dependent person’s unit on the lot. |
| Dwelling (other than Bed and breakfast) Home occupation  Informal outdoor recreation |  |
| Medical centre | The gross floor area of all buildings must not exceed 250 square metres. Must not require a permit under clause 52.06-3. The site must adjoin, or have access to, a road in a Road Zone. |
| Minor utility installation |  |
| Place of worship | The gross floor area of all buildings must not exceed 250 square metres.  The site must adjoin, or have access to, a road in a Road Zone. |
| Railway  Residential aged care facility  Tramway |  |
| Any use listed in Clause 62.01 | Must meet the requirements of Clause 62.01. |

Section 2 - Permit required

| Use | Condition |
| --- | --- |
| Accommodation (other than Dependent person’s unit, Dwelling and Residential aged care facility)  Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry) |  |
| Animal keeping (other than Animal boarding) – if the Section 1 condition is not met | Must be no more than 5 animals. |
| Car park | Must be used in conjunction with another use in Section 1 or 2. |
| Car wash | The site must adjoin, or have access to, a road in a Road Zone. |
| Community market |  |
| Convenience restaurant | The site must adjoin, or have access to, a road in a Road Zone. |
| Convenience shop  Food and drink premises (other than Convenience restaurant and Take away food premises)  Leisure and recreation (other than Informal outdoor recreation and Motor racing track)  Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)  Plant nursery |  |
| Service station | The site must either:   * Adjoin a commercial zone or industrial zone. * Adjoin, or have access to, a road in a Road Zone.   The site must not exceed either:   * 3000 square metres. * 3600 square metres if it adjoins on two boundaries a road in a Road Zone. |
| Store | Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot. |
| Take away food premises | The site must adjoin, or have access to, a road in a Road Zone. |
| Utility installation (other than Minor utility installation and Telecommunications facility) |  |
| Any other use not in Section 1 or 3 |  |

Section 3 - Prohibited

|  |  |
| --- | --- |
| Use | |
| Amusement parlour  Animal boarding  Animal training  Brothel  Cinema based entertainment facility  Horse stables  Industry (other than Car wash)  Intensive animal husbandry  Motor racing track  Nightclub  Office (other than Medical centre)  Retail premises (other than Community market, Convenience shop, Food and drink premises, Plant nursery)  Saleyard  Stone extraction  Transport terminal  Warehouse (other than Store) |

2.0 Use of land

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None specified.

3.0 Subdivision

DD/MM/YYYY

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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:

* 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 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 Buildings and works

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

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

An application to construct a building or construct or carry out works 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 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 3.