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SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

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

OFFICER SOUTH EMPLOYMENT PRECINCT STRUCTURE PLAN – ELECTRICITY EASEMENT

Purpose

To manage the transition of non-urban land into urban land generally in accordance with the *Officer South Employment Precinct Structure Plan, September 2023*.

To provide for a range of uses and the development of land generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan, September 2023*.

1.0

Table of uses

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Any requirement in the Table of uses and any requirement specified in this schedule or the incorporated *Officer South Employment Precinct Structure Plan* applying to the land must be met.

A permit granted must be generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan* applying to the land.

Section 1 – Permit not required

Use	Condition
Car park	
Crop raising	
Informal outdoor recreation	
Minor utility installation	
Open sports ground	Must be a use conducted by or behalf of a public land manager
Any use listed in 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any use not in Section 1 or 3	

Section 3 – Prohibited

Use	Condition
Accommodation (other than Caretaker's house)	
Cinema	
Cinema based entertainment facility	
Hospital	
Intensive animal production	
Pig farm	
Poultry farm	
Shop	

2.0**Use of land**

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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.

An application to use land for industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.
 - Light spill or glare.

Exemption from notice and review

An application for the use of land which is generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan* 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**Subdivision**

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Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those 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 incorporated *Officer South Employment Precinct Structure Plan*.
- Include any conditions or requirements specified in the incorporated *Officer South Employment Precinct Structure Plan*.

Exemption from notice and review

An application for subdivision of land which is generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan* 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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Permit requirements

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

- 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 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.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those 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 incorporated *Officer South Employment Precinct Structure Plan*.
- Include any conditions or requirements specified in the incorporated *Officer South Employment Precinct Structure Plan*.

Exemption from notice and review

An application to construct a building or construct or carry out works which is generally in accordance with the incorporated *Officer South Employment Precinct Structure Plan* 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**Signs**

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Sign requirements are at Clause 52.05. This zone is in Category 2.