

02/07/2015  
C308

## SCHEDULE 11 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ11**.

### AVALON AIRPORT

#### Purpose

To provide for an operational airport and associated activities.

To provide for a range of employment generating land uses which do not adversely interfere with the operation of the airport.

To provide for use and development that facilitates the vision and development objectives contained in any approved Master Plan for the airport.

To provide for a range of commercial, industrial and retail facilities which add to the diversity of economic generating activities.

To ensure the use and development of the site are compatible with existing uses in the vicinity.

To ensure that land uses have consideration of environmental attributes of the area.

#### 1.0

02/07/2015  
C308

#### Table of uses

##### Section 1 - Permit not required

Use	Condition
<b>Agriculture</b>	
<b>Car park</b>	<p>Must be for Avalon International Air Show; or</p> <p>Must be used in conjunction with another use in Section 1; or</p> <p>Must be located within the Princes Precinct, Terminals Precinct or the Beach Precinct.</p>
<b>Place of assembly (other than Cinema and Nightclub)</b>	<p>Must be for Avalon International Air Show; or</p> <p>Must be used in conjunction with Airport; or</p> <p>Must be located within the Terminals Precinct or the Beach Precinct.</p>
<b>Railway</b>	
<b>Residential hotel</b>	<p>Must be located within the Terminals Precinct or the Beach Precinct.</p>
<b>Retail premises</b>	<p>Must be located within Princes Precinct.</p> <p>The combined leasable floor area for all Retail premises must not exceed 110,000 square metres.</p> <p>The combined leasable floor area for Shop (not including Restricted retail premises) must not exceed 55,000 square metres.</p>

Use	Condition
<b>Service Station</b>	Must not be located within the Green Precinct, the Dandos Precinct or the Avalon East Precinct
<b>Transport terminal (including Airport)</b>	
<b>Warehouse</b>	Must be located within Green Precinct, Terminals Precinct, Beach Precinct or the Avalon East Precinct.
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

### Section 2 - Permit required

Use	Condition
<b>Backpackers' lodge</b>	
<b>Childcare centre</b>	Must not be located within the Green Precinct, Dandos Precinct or the Avalon East Precinct.
<b>Education centre</b>	Must be used in conjunction with Airport
<b>Industry</b>	
<b>Office</b>	
<b>Residential hotel</b>	
<b>Retail premises (if the section 1 condition is not met)</b>	In the Terminals Precinct, the maximum combined leasable floor area must not exceed 3,000 square metres
<b>Utility installation</b>	
<b>Any other use not in Section 1 or 3</b>	

### Section 3 - Prohibited

Use
<b>Accommodation (other than Backpackers' lodge and Residential hotel)</b>
<b>Cinema</b>
<b>Nightclub</b>

## 2.0

06/11/2014  
C319

### Use of land

#### Application requirements

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

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic and hours of operation.

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

- the type and quantity of goods to be stored, processed or produced.

- Confirmation of whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- The likely effects on adjoining land, including air-borne emissions and emissions to land and water and noise.

### **Exemption from notice and review**

An application to use 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.

## **3.0**

02/07/2015  
C308

### **Buildings and works**

A permit is not required to construct a building or to construct or carry out works for a Transport terminal (including Airport) or for the Avalon International Air Show on land located outside the Avalon Airport Rail Link Area shown in Clause 9.0 of this schedule .

A permit is not required to construct a building or to construct or carry out works on land included in the Avalon Airport Rail Link Area shown in Clause 9.0 of this schedule for:

- A road and/or road infrastructure
- A ground level car park
- Temporary of moveable buildings, plant and equipment
- Street lighting and security lighting
- Landscaping
- Hardstand areas
- A temporary construction staging area that is in place for no longer than 12 months
- Works associated with agriculture that do not involve disturbance or works below one metre from ground level

### **Application requirements**

An application to construct a building or to construct or carry out works on land in the Avalon Airport Rail Link Area must be accompanied by plans and supporting information that identify the impact the development may have on the Avalon Airport Rail Link.

### **Exemption from notice and review**

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.

## **4.0**

06/11/2014  
C319

### **Subdivision**

#### **Exemption from notice and review**

An application to subdivide 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

**5.0 Master Plan**

06/11/2014  
C319

For the purpose of this Schedule, a reference to a Master Plan means a master plan approved pursuant to a lease between the Commonwealth of Australia and the airport operator.

**6.0 Referral of applications**

02/07/2015  
C308

An application on land in the Avalon Airport Rail Link Area must be referred under Section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

**7.0 Decision guidelines**

02/07/2015  
C308

Before deciding on an application the responsible authority must consider:

- The impact of the proposal on airport operations.
- The impact of the proposal on environmental attributes of the site and the surrounding area.
- The impact of the proposal on existing uses in the vicinity.
- The extent to which any proposed commercial, industrial and retail facilities generate employment for the wider community.
- The consistency of the proposal with vision and development objectives contained within any approved Master Plan for the airport.






8.0

Avalon Airport Precinct Map

02/07/2015  
C308



LEGEND

-  PRINCES PRECINCT  
**AREA: 22 HECTARES APPROX.**
-  TERMINALS PRECINCT  
**AREA: 350 HECTARES APPROX.**
-  BEACH PRECINCT  
**AREA: 340 HECTARES APPROX.**
-  TERMINALS / BEACH PRECINCT  
**AREA: 250 HECTARES APPROX.**
-  GREEN PRECINCT  
**AREA: 620 HECTARES APPROX.**
-  RUNWAY PRECINCT  
**AREA: 180 HECTARES APPROX.**
-  DANDOS PRECINCT  
**AREA: 245 HECTARES APPROX.**
-  AVALON EAST PRECINCT  
**AREA: 235 HECTARES APPROX.**

9.0

Avalon Airport Precinct Map

02/07/2015  
C308

