

10/05/2012  
C39**SCHEDULE 2 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ2**.**MAJOR TOURISM FACILITY, MARYSVILLE****Purpose**

To facilitate the use and development of the land for a major tourism facility in accordance with an approved development plan.

**1.0****Table of uses**10/05/2012  
C39**Section 1 Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than Corrective institution)</b>	Must be generally in accordance with the approved development plan. Must not include gambling.
<b>Art and craft centre</b>	
<b>Car park</b>	Must be generally in accordance with the approved development plan.
<b>Child care centre</b>	
<b>Dry cleaner</b>	Must be generally in accordance with the approved development plan.
<b>Education centre</b>	Must be generally in accordance with the approved development plan. Must not be a primary school or secondary school.
<b>Food and drink premises</b>	Must be generally in accordance with the approved development plan. Must not include gambling.
<b>Market (other than Trash and treasure market)</b>	Must be generally in accordance with the approved development plan.
<b>Minor sports and recreation facility</b>	Must be generally in accordance with the approved development plan.
<b>Minor utility installation</b>	
<b>Office</b>	Must be generally in accordance with the approved development plan.
<b>Place of assembly (other than night club)</b>	Must be generally in accordance with the approved development plan. Must not include gambling.
<b>Postal agency</b>	Must be generally in accordance with the approved development plan.
<b>Railway</b>	
<b>Shop (other than Bottle shop and Adult sex bookshop)</b>	Must be generally in accordance with the approved development plan.

Use	Condition
Tavern	Must be generally in accordance with the approved development plan. Must not include gambling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

### Section 2 - Permit required

USE	CONDITION
Bottle shop	
Leisure and recreation facility (other than Minor sports and recreation facility and Motor racing track)	
Retail premises (other than Food and drink premises, Gambling premises, Market, Postal agency and Shop)	
Utility installation (other than Minor Utility installation)	
Any other use not in Section 1 or 3	

### Section 3 - Prohibited

USE
Adult sex bookshop
Agriculture
Corrective institution
Gambling premises
Industry (other than Dry cleaner)
Motor racing track
Trash and treasure market

## 2.0

### Requirement for development plan

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Prior to the commencement of any subdivision, use or development related to the major tourist facility, a development plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority and may only be amended with the consent of the responsible authority.

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone.

The development plan must include the following information to the satisfaction of the Responsible Authority:

**Existing conditions** of the land to which the plan applies including:

- 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 location and quality of any existing vegetation;

**Proposed use and development** of each part of the land including:

- The layout of proposed buildings and works including building setbacks from boundaries, finished floor levels, and an indicative internal layout for each building.
- Elevations, showing the dimensions, colours and materials of all buildings and works.
- Coloured perspectives of proposed buildings in the context of the streetscape and surrounding area.
- Driveways, vehicle parking areas, car parking spaces, and loading and unloading areas.
- Finished site levels and the location of any proposed cut and fill.
- Removal or protection of any existing vegetation.
- External storage and waste treatment areas.
- Details of boundary fences, including the height, location, design and treatment of the fences.
- Details of staging, including the likely sequence and timing of development.
- A development summary which includes total floor area for each type of land use, the number of each type of accommodation room, the number of car parking spaces.

**Bushfire protection** strategies including the siting and design of buildings and garden areas, defendable space, water supply, and safe access to properties for emergency and other vehicles at all times.

**Landscaping** including details of the vegetation species to be planted, the number of trees and surface treatments.

**Vegetation plan** including, where appropriate, measures to protect and conserve native vegetation, to reduce the impact of land and water degradation and provide habitat for plants and animals. The plan needs to address the following objectives:

- To avoid the removal of native vegetation where possible
- If the removal of native vegetation cannot be avoided, to minimise the removal of native vegetation through appropriate planning and design
- To appropriately offset the loss of native vegetation

**Traffic Management** including details on:

- Vehicle, pedestrian and bicycle access points at the property boundaries.
- The location and treatment of circulation areas, driveways and other accessways within the site.
- The location, layout and treatment of all vehicle and bicycle parking areas and loading and unloading areas.

**Stormwater Management** including details of how stormwater runoff will be conveyed into existing drainage works.

**Construction Management** including the measures proposed to ensure that construction activity has minimal impact on surrounding areas.

**Operations Management** including hours of operation, noise attenuation, maintenance of landscaping areas, waste storage and collection, car parking, loading and traffic management.

**3.0**10/05/2012  
C39**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, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.

**4.0**10/05/2012  
C39**Subdivision****Permit requirement**

A permit is not required to subdivide land which is developed in accordance with the approved development plan.

**5.0**10/05/2012  
C39**Buildings and works****Permit requirements**

A permit is not required to construct or carry out:

- A building or works generally in accordance with the approved development plan relating to the land.
- A building or works which internally rearrange buildings.

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- 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.

## 6.0

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### Exemption from notice and review

An application under this provision that is generally in accordance with the approved development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision guidelines of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

## 7.0

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### Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works or the approval of a plan in accordance with the requirements of Clause 2.0 of this schedule, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The approved development plan for the land.
- The *Marysville and Triangle Urban Design Framework, 2009*.
- Bushfire protection.
- The interface with adjoining land.
- The interim use of those parts of the land not required for the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The location and type of access to the site.
- The effect of traffic to be generated on roads.
- Provision for car parking.
- Provision for loading and unloading of vehicles.
- The storage of rubbish and materials for recycling.
- Provision made for vegetation protection and landscaping