

10/01/2008
NFPS

SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**

FORESHORE AREA - THE STRAND AND NELSON PLACE

Purpose

To provide areas in the vicinity of Port Phillip Bay for small boat building and associated uses.

To provide for development that protects the amenity, safety and character of nearby areas.

1.0

Table of uses

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Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Boat launching facility	
Caretaker's house	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor Utility Installation	
Road	
Search for stone	Must not be costeaning or bulk sampling

Section 2 - Permit required

USE	CONDITION
Boat and caravan storage	
Car Park	
Marina	
Motor vehicle, boat, or caravan sales (other than car sales)	
Restricted recreation facility	
Take-away Food Premises	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE

- Accommodation (other than Caretaker's house)**
 - Animal husbandry**
 - Brothel**
 - Night club**
 - Car wash**
 - Child car Centre**
 - Cemetery**
 - Cinema based entertainment**
 - Convenience restaurant**
 - Crematorium**
 - Education Centre**
 - Extractive industry**
 - Hospital**
 - Major sports and recreation facility**
 - Materials recycling**
 - Medical Centre**
 - Milk depot**
 - Motor repairs**
 - Motor racing track**
 - Office**
 - Outdoor recreation facility**
 - Peripheral sales**
 - Place of worship**
 - Primary produce sales**
 - Refuse disposal**
 - Refuse transfer station**
 - Retail premises (other than Take away food premises and Motor vehicle, boat or caravan sales)**
 - Rural industry**
 - Service station**
 - Veterinary centre**
 - Warehouse (other than boat and caravan storage)**
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2.0**Use of land**10/01/2008
NFPS**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 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 licence under the Dangerous Goods Act 1985 is required.
- 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.

Decision guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Port Strategic Statement and local planning policies.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The effect of traffic to be generated on roads.

3.0**Subdivision**10/01/2008
NFPS**Permit requirement**

A permit is required to subdivide land.

Exemption from notice and review

An application 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. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, Docklands Zone, Capital City Zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Port Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

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Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to a building or works which:

- Rearrange, alter or renew plant if the area or height of the plant is not increased.
- Comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or any notice under the Environment Protection Act 1970.
- Are used for informal outdoor recreation.

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.
 - Relevant ground levels.
 - The layout of existing and proposed buildings, and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and review

An application 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. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) in a residential zone, Docklands Zone, Capital City Zone or

Business 5 zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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Advertising signs

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The advertising sign requirements are at Clause 52.05. This zone is in Category 2.