

19/01/2006
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**PORT AREAS****Purpose**

To provide for the development of the Barry Beach Port as a key area of the State for the interchange, storage and distribution of goods.

1.0
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VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Mineral exploration	
Minor utility installation	
Mining	Must meet the conditions of Clause 52.08-2
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling
Tramway	
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Wharf	

Section 2 - Permit required

USE	CONDITION
Transport Terminal (other than wharf)	Must be directly associated with and reliant upon the port.
Industry	
Utility installation	
Warehouse	

Section 3 - Prohibited

USE
Any other use not in Section 1 or 2

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Use of land

Application requirements

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

- A report which demonstrates a need or significant benefit for the use to establish close to the port or associated uses.
- 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 Environmental 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 and water.
 - Traffic, including hours of delivery and dispatch.
 - Light spill or glare.

Decision guidelines

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

- The effect that the use may have on nearby existing or proposed uses for or associated with the port.
- The effect that nearby existing or proposed uses for or associated with the port may have on the proposed use.
- Whether there is a demonstrated need or significant benefit associated with any proposed industry, transport terminal, utility installation (other than minor utility installation) or warehouse, in it being located near port facilities or associated uses.
- The drainage of the land.
- The availability and connection of services.
- Provision of fire protection and other emergency services.
- The effect of traffic likely to be generated on roads including the need for traffic management plans and works to the satisfaction of the responsible authority to minimise any adverse impacts.

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Buildings and works

Permit requirement

A permit is not required for buildings and works which:

- Provide for navigational beacons or aids;
- Rearrange, alter, renew or maintain plant if the area or height of the plant is not increased;
- Comply with a directions or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- Provide for railways, road or tramway;
- Alter electrical or gas services or telephone lines;
- Alter plumbing services which do not affect the drainage of the land;

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, where 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.
 - The proposed use of all existing and proposed buildings.
 - The provision of on-site vehicle parking.
 - Loading and unloading areas.
 - Internal vehicle movements
 - Site entrance and exit points.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
 - Features above or below water.
- Elevation drawings and plans (to scale) and information showing the profile and maximum heights of proposed buildings and equipment installations.
- Detailed plans and elevations for works associated with the development of any new wharf area.
- Details of materials, finish, colour of the external surfaces and coverings of buildings and works.

- Construction details of all drainage works, driveways and vehicle parking and loading.
- 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.
- Details relating to the staging of development and an appropriate time scale in which each stage of development should be completed.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Any natural and cultural values on or near the land.
- The effect of the proposed development on future development of the land and adjoining area for port and port related uses.
- The effect that the development may have on environmental values in the waters of Corner Inlet, particularly on marine flora and fauna.
- Traffic generation and traffic management proposals.
- The adequacy of provision for parking and site access.
- The location and extent of loading, storage and service areas.
- The adequacy of excising roads and infrastructure to support the proposed development.
- The built form and visual impact of the proposed development, including signage.
- The objectives and likely effectiveness of the proposed landscaping treatment.
- The adequacy of stormwater discharge.

4.0 Advertising signs

This zone is in Category 2.