

24/07/2014  
C50**SCHEDULE 6 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ6**.**SOUTH WANGARATTA CIVIC PRECINCT****Purpose**

To provide for a range of civic uses, including health, education and training, community, emergency services, accommodation and recreational uses.

To ensure that the combination of uses, their density and the scale and character of any development do not prejudice the amenity of the surrounding area.

To provide a landscaped setting for a set of community facilities within existing and proposed buildings.

**1.0**24/07/2014  
C50**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Car park</b>	Must meet the requirements of Clause 52.06.
<b>Informal outdoor recreation</b>	
<b>Minor utility installation</b>	
<b>Road</b>	
<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19.
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation</b>	
<b>Art and craft centre</b>	
<b>Child care centre</b>	
<b>Convenience restaurant</b>	
<b>Convenience shop</b>	
<b>Education centre</b>	
<b>Emergency services facility</b>	
<b>Home occupation</b>	
<b>Hospital</b>	
<b>Leisure and recreation (other than Motor racing track and Golf course)</b>	
<b>Market</b>	
<b>Office</b>	
<b>Place of assembly (other than Nightclub and Cinema)</b>	

Use	Condition
Primary produce sales	
Renewable energy facilities	
Research centre	
Utility installation (other than Minor utility installation)	
Veterinary centre	
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Any use in Section 1 if the condition is not met	
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<b>Section 3 - Prohibited</b>	
Use	
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Any use not in Sections 1 or 2	
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**2.0**24/07/2014  
C50**Use of land**

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

- Any approved Development Plan for the site.
- The South Wangaratta Urban Renewal Strategy, 2012.
- The compatibility of the proposed use and potential amenity impacts on adjoining and nearby land uses.

**3.0**24/07/2014  
C50**Subdivision**

Before deciding on an application to subdivide land, the responsible authority must consider:

- Any Development Plan for the site.
- The recommendations of *the South Wangaratta Urban Renewal Strategy, 2012*.
- The effect the subdivision will have on the potential of land to accommodate existing and potential future uses in accordance with the purpose of this zone and the approved Development Plan.

**4.0**24/07/2014  
C50**Buildings and works**

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

- Any approved Development Plan for the site.
- The recommendations of the *South Wangaratta Urban Renewal Strategy, 2012*.
- An application to use land 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 areas.
- 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.

## **5.0 Exemptions from notice and review**

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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 appeal 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, land used for hospital or school or land in a Public Acquisition Overlay to be acquired by a hospital or school.

## **6.0 Advertising signs**

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Advertising sign requirements are at Clause 52.05. This zone is in Category 3.