

26/04/2013
C173**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**JANEFIELD TECHNOLOGY ESTATE****Purpose**

To designate the area for integrated mixed use high technology, commercial and residential development. In particular, to encourage development which will:

- Provide for housing choice, affordability and diversity including student housing through varied lot sizes, housing types and densities.
- Support public transport through the designation of neighbourhood activity centres that allow a mix of community based uses (housing, shopping, work, school, worship, recreation and public buildings) and higher residential densities.
- Promote energy efficient housing through urban and landscape design.
- Recognise the need to provide protection to the flora and fauna values and assets of the Plenty Gorge Metropolitan Park and to the water quality of the Plenty River.
- Provide a network of interconnected roads and bicycle paths giving convenient circulation within the precinct and to activity nodes.
- Make efficient use of existing physical and social infrastructure by achieving compact development.
- Encourage the enhancement and protection of environmental assets, in particular existing stands of native vegetation and the interface with the Plenty Gorge Metropolitan Park.
- Encourage the enhancement and re-use of significant heritage building assets.
- Preserve and enhance urban amenity and transport efficiency along Plenty Road.
- Provide measures to manage traffic impact on adjoining residential areas.
- Allow appropriate access to the Janefield Training Centre and the Plenty Gorge Metropolitan Park.
- Encourage uses related to tertiary training to locate in the area.
- Encourage the development of related education uses in the area.
- Encourage the establishment of technology and research and development related industries.
- Demonstrate best practice in urban and landscape design treatments.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997

Use	Condition
Dwelling	Must be in an area identified for residential purposes on the approved development plan
Informal outdoor recreation	
Mining	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Office	The leasable floor area must not exceed 500sqm
Open sports ground	
Research and development centre	Must be in an area identified for technology purposes on the approved development plan
Research centre	Must be in an area identified for technology purposes on the approved development plan
Road	
Search for stone	Must not be costeaning or bulk sampling

Section 2 - Permit required

Use	Condition
Agriculture	
Hospital	
Industry	
Warehouse	
Any use not in Section 1 or 3	

Section 3 - Prohibited

Use
Aerodrome
Animal Boarding
Animal Hospital
Apiary other than resident Bee Keeping
Brothel
Camping and caravan park
Cemetery
Cold Store
Corrective institution
Crematorium
Dog Coursing Track
Greyhound Keeping
Greyhound Training

Use

Junk Yard
Liquid Fuel Depot
Motor Vehicle Racing Track
Pig Raising
Poultry Farming
Primary Produce Store
Private Rubbish Tip
Racing Stables
Refuse Disposal
Rural Industry
Stock Saleyard

2.0

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Buildings and works

A permit is required to construct a building or construct and carry out works except for the purpose of constructing or extending one dwelling on a lot.

An application is exempt from 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 or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

3.0

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Subdivision

An application is exempt from 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 or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Before deciding on an application to subdivide or consolidate land the responsible authority must consider the provisions of the approved Development Plan.

4.0

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Advertising signs

This zone is in Category 2 of Clause 52.05