

15/02/2018  
GC79

## SCHEDULE 6 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

### COLLINGWOOD ARTS PRECINCT

#### Purpose

To recognise the Collingwood Arts Precinct as an arts and cultural precinct of State significance.

To provide for the use and development of the site as an integrated hub for the arts and creative industries, including studios, workshops, galleries, rehearsal, performances, live music and events spaces, spaces for training, production and community engagement activities.

To facilitate the activation of the site and provide for public access and the use of outdoor spaces.

To encourage the adaptive re-use of existing vacant buildings including provision for contemporary design responses.

To ensure that the future use and development of the Collingwood Arts Precinct does not unduly impact on the amenity of surrounding areas.

#### 1.0

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#### Table of uses

##### Section 1 - Permit not required

Use	Condition
<b>Art and craft centre</b> <b>Cabaret</b> <b>Caretaker's house</b> <b>Cinema based entertainment facility</b> <b>Dancing school</b> <b>Education centre (other than primary school or secondary school)</b> <b>Food and drink premises</b> <b>Home occupation</b> <b>Leisure and recreations (other than Major sports and recreation facility and Motor racing track)</b> <b>Market</b>	
<b>Office</b>	Must be used in conjunction with the use of an arts and craft centre, a place of assembly (other than amusement parlour or nightclub), and leisure and recreation (other than Major sports and recreation facility and Motor racing track).
<b>Place of assembly (other than Amusement Parlour and Nightclub)</b>	
<b>Shop</b>	Must be used in conjunction with the use of an arts and craft centre, a place of assembly (other than amusement parlour or nightclub), and leisure and recreation (other than Major sports and recreation facility and Motor racing track).

<b>Store</b>	Must be used in conjunction with the use of an arts and craft centre, a place of assembly (other than amusement parlour or nightclub), and leisure and recreation (other than Major sports and recreation facility and Motor racing track).
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**Trade supplies**  
**Utility installation (other than Reservoir)**

<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.
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**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than Caretaker's house and Corrective institution)</b>	Must be used in conjunction with the use of an arts and craft centre, a place of assembly (other than amusement parlour or nightclub), and leisure and recreation (other than Major sports and recreation facility and Motor racing track).
<b>Agriculture (other than Apiculture and Intensive animal husbandry)</b>	
<b>Nightclub (other than cabaret)</b>	
<b>Industry (other than Refuse disposal and Transfer station)</b>	
<b>Office (if the condition in Section 1 is not met)</b>	
<b>Primary School</b>	
<b>Retail Premises (other than Food and drink premises, Market, Shop and Trade supplies)</b>	
<b>Secondary School</b>	
<b>Warehouse (other than Store)</b>	
<b>Any use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

<b>Use</b>
<b>Brothel</b>
<b>Corrective Institution</b>
<b>Intensive Animal Husbandry</b>
<b>Crematorium</b>
<b>Funeral Parlour</b>
<b>Saleyard</b>
<b>Service Station</b>
<b>Major sports and recreation facility</b>
<b>Motor racing track</b>
<b>Service station</b>
<b>Refuse disposal</b>
<b>Transfer station</b>
<b>Transport terminal</b>

**2.0**21/07/2017  
GC73**Use of land****Management of Noise**

The use of land must be managed so as to limit noise in accordance with the following Patron Noise Criteria:

For LAeq noise levels, the less stringent of the following:

- If noise is assessed external to a Noise Sensitive Building, noise emissions must comply with the following patron noise design targets:
  - Day period (from 0700 to 1800) – 50 dB or background noise (LA90) + 10 dB, whichever is higher.
  - Evening period (from 1800 to 2200)– 45 dB or background noise (LA90) + 10 dB, whichever is higher.
  - Night period (from 2200 to 0700) – 40 dB or background noise (LA90) + 5 dB, whichever is higher.
- If noise is assessed internal to a Noise Sensitive Building, noise emissions must achieve the lower of the design sound level range for (whichever is relevant) houses and apartments in inner city areas, entertainment districts, or near major roads, as provided in Australian Standard AS2107:2016 ‘Acoustics—Recommended design sound levels and reverberation times for building interiors’.
- For LMax noise levels, during the hours of 10pm-7am:
- ‘Sleep Disturbance Criteria’, being a noise level of 55dB LMax, assessed inside a habitable room of a Noise Sensitive Building normally used for the purpose of sleeping.

For the purpose of the Patron Noise Criteria, ‘Noise Sensitive Building’ means a building referred to in the definition of ‘Noise sensitive area’ in SEPP N-1, being a Dwelling, Residential Building, Caretaker's House, Hospital, Hotel, Institutional Home, Motel, Reformatory Institution, Tourist Establishment or Work Release Hostel.

For noise that is not subject to SEPP N-1, SEPP N-2 or patron noise criteria (as specified in this clause), EPA publication no. 1254, ‘Noise Control Guidelines’ 1254 and any other relevant noise guidelines published by EPA from time to time.

**Management of Waste**

All waste material not required for further on-site processing must be regularly removed from the site. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created to the satisfaction of the responsible authority.

Uses must be managed so that the amenity of the area is not detrimentally affected through the:

- transport of materials, goods or commodities to or from the land.
- appearance of any building, works or materials.
- emission, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- presence of vermin.

**Application Requirements**

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

- Any Master Plan prepared for the site.
- The purpose of the use and the types of activities which will be carried out.

- The likely effects, if any, on nearby uses including noise levels, traffic, parking, the hours of delivery and dispatch of goods and materials, hours of operation.
- The compatibility of the proposed use with the purpose of the zone the use of the site as an arts and creative industries precinct.
- Maintenance of areas associated with the use.

### Decision Guidelines

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

- The management of noise generated by the use.
- How the proposal would contribute to:
  - Delivering an arts and creative industries precinct of State importance.
  - Facilitating an evolving physical and cultural development of the site which reflects the changing needs of the arts and creative community.
  - Integrating the precinct into its context and maximising opportunities for community access and use.
  - Recognising the importance of accommodating a variety of events in integrating the precinct with the surrounding community.
  - Maintaining the heritage values of the site and providing protection to and appreciation of the Keith Haring mural, while providing for contemporary design responses and adaptive re-use of the site.
  - Organising access and circulation to maximise accessibility by pedestrians and cyclists and minimising conflicts with vehicles.
  - Encouraging sustainable transport choices by maximising opportunities for access by means other than private cars and minimising on site car parking.

## 3.0

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### Subdivision

Any application to subdivide land must be accompanied by the following information, as appropriate:

- Any Master Plan prepared for the site.
- The purpose of the subdivision.
- The likely effects the subdivision would have on adjacent land.
- The effects of the subdivision on the use in accordance with the purpose of the zone.

### Decision Guidelines

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

- The interface with adjoining zones and any existing residential properties adjoining the site.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of this zone.

### Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), of the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**4.0**21/07/2017  
GC73**Buildings and works****Application Requirements**

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

- Any Master Plan prepared for the site.
- A plan drawn to scale, that shows:
  - The boundaries and the dimension of the site.
  - Relevant ground levels.
  - The location, height and purpose of buildings and works on adjoining land.
  - The layout and use of existing and proposed buildings and works, accessways and car parking and loading areas.
  - Elevation drawings indicating the colour and materials of all proposed buildings and works.
  - Details of the proposed landscaping.
  - Details of any heritage fabric to be altered or removed.
  - Vehicle and pedestrian entry and exit points for the site.

**Decision Guidelines**

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

- Any Master Plan prepared for the site.
- The development of the site as an integrated arts precinct and the purposes of the zone.
- The interface with adjoining land, especially the relationship with existing residential properties.
- The location and type of access to the site.
- The provision and location of car parking.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The provision for landscaping.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, building bulk and privacy.

**Exemption from notice and review**

An application to construct a building or construct or carry out works for a use in Section 1 of this schedule is exempt from the notice requirements of Section 52(1)(a), (b) and (d), of the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**5.0**21/07/2017  
GC73**Advertising Signs**

Advertising signs requirements are at Clause 52.05. This zone is in Category 1.