

06/06/2019  
C116latr**SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**GIPPSLAND HERITAGE PARK****Purpose**

To ensure the orderly development and use of this key gateway site leading to Latrobe City and encompassing special uses, including the Gippsland Heritage Park, which are gateways to the cultural and heritage assets of the region as well as the urban settlement of Moe.

**1.0**06/03/2020  
C101latr**Table of uses****Section 1 - Permit Not Required**

| Use                            | Condition   |
|--------------------------------|---|
| Apiculture                     | Must meet the requirements of the <i>Apiary Code of Practice</i> , (May 1997) |
| Art and craft centre           |   |
| Car park                       |   |
| Earth and energy resources     | Must meet the conditions of Clause 52.08-1                                    |
| Informal outdoor recreation    |   |
| Natural systems                |   |
| Place of assembly              |   |
| Any use listed in Clause 62.01 | Must meet the requirements of Clause 62.01                                    |

**Section 2 - Permit required**

| Use  | Condition |
|--|-----------|
| Accommodation  |           |
| Agriculture (other than Animal keeping and Intensive animal production)  |           |
| Leisure and recreation (other than informal outdoor recreation, Major sports and recreation facility and Motor racing track) |           |
| Retail premises  |           |
| Any other use not in Section 1 or 3  |           |

**Section 3 – Prohibited**

| Use                                 |
|-------------------------------------|
| Animal keeping                      |
| Brothel                             |
| Cinema based entertainment facility |

**Use****Freeway service centre****Industry****Intensive animal production****Major sports and recreation facility****Motor racing track****Office****Transport terminal****Warehouse****2.0**06/03/2020  
C101latr**Use of land**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

A use must not detrimentally affect the amenity of the neighbourhood, including the:

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

**3.0**06/03/2020  
C101latr**Subdivision**

None specified.

**4.0**06/03/2020  
C101latr**Buildings and works**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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 and waste treatment areas.
- Areas not required for immediate use.
- 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.
- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

#### **Exemption from notice and appeal**

An application to construct a building or construct or carry out works 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.

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#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of building, the design of verandahs access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of building and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of any connection to services.
- Any natural or cultural values on or near the land.
- Interface with non industrial areas.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

## **5.0**

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### **Signs**

None specified.