

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**.

TRARALGON CAR SALES PRECINCT**Purpose**

To facilitate development of the precinct for car sales and complementary uses.

To ensure that any uses are planned and developed having regard to the strategic and prominent location on the main road frontage at the entry to a major regional urban settlement.

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

Use	Condition
Earth and energy resources industry	Must meet the requirements of Clause 52.08
Motor vehicle, boat or car sales	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Service industry	
Service station	
Food and drink premises	Must be associated with Motor vehicle, boat or car sales Must not exceed 100 sqm in floor space
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation
Agriculture
Art and craft centre
Brothel
Cemetery
Cinema based entertainment facility
Crematorium
Display home
Education centre
Emergency services facility
Freeway service centre
Funeral parlour

Use**Helicopter landing site****Home based business****Hospital****Industry (other than Service industry)****Leisure and recreation****Natural systems****Place of assembly****Recreational boat facility****Renewable energy facility****Research centre****Retail premises (other than Motor vehicle, boat or caravan sales and Food and drink premise)****Saleyard****Transport terminal****Veterinary centre****Warehouse****Winery****2.0**09/07/2020
C115latr**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 types of activities which will be carried out;
- The likely affects (if any) of the use on nearby 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; and
- The means of maintaining 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:

- The effect that existing uses may have on the proposed use; and
- The effect the use has on traffic generation and noise.

3.009/07/2020
C115latr**Subdivision**

None specified.

An application for the subdivision of land 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 review rights of Section 82(1) of the Act.

4.009/07/2020
C115latr**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 the building 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; and
 - 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 layout 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.

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 cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

5.009/07/2020
C115latr**Signs**

Sign requirements are at Clause 52.05. All land located within Car Sales Precinct fronting the Princes Highway is in Category 2. All other land is in Category 3.