23/06/2011
C76

## SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3.**

## ECHUCA AERODROME

### Purpose

To provide for the use of the land for the purpose of an aerodrome and complementary uses.

To ensure that the use and development of the land does not prejudice or interfere with the operation of the aerodrome.

To ensure that use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

### 1.0 Table of uses

23/06/2011
C76

### Section 1 - Permit not required

| USE | CONDITION |
|---|---|
| **Airport** | Must generally be in accordance with the Echuca Aerodrome Master Plan 2010. |
| **Apiculture** | Must meet the requirements of the Apiary Code of Practice, May 1997. |
| **Car park** | Must be ancillary to the use of the land for Airport. |
| **Geothermal energy extraction** | Must meet the requirements of Clause 52.08-4. |
| **Greenhouse gas sequestration** | Must meet the requirements of Clause 52.08-6. |
| **Greenhouse gas sequestration exploration**<br>**Heliport**<br>**Mineral exploration** | |
| **Mining** | Must meet the requirements of Clause 52.08-2. |
| **Minor utility installation**<br>**Natural systems**<br>**Railway**<br>**Road** | |
| **Search for stone** | Must not be costeaning or bulk sampling. |
| **Telecommunications facility** | Buildings and works must meet the requirements of Clause 52.19. |
| **Tramway** | |

## Section 2 - Permit required

| USE | CONDITION |
|---|---|
| **Accommodation** | Must be Caretaker's house or Residential college or Group accommodation associated with an Education centre. |
| **Agriculture (other than Intensive animal husbandry)** | |
| **Car park – if the Section 1 condition is not met** | |
| **Convenience restaurant** | |
| **Convenience shop** | |
| **Education Centre** | Must be related to the aviation industry and generally be in accordance with the Echuca Aerodrome Master Plan 2010. |
| **Industry** | Must generally be in accordance with the Echuca Aerodrome Master Plan 2010. |
| **Leisure and recreation** | |
| **Mineral, stone or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)** | |
| **Mining – if the Section 1 condition is not met** | |
| **Office** | |
| **Search for stone – if the Section 1 condition is not met** | |
| **Transport terminal (other than Airport and Heliport)** | |
| **Utility installation (other than Minor utility installation)** | |
| **Warehouse** | Must generally be in accordance with the Echuca Aerodrome Master Plan 2010. |
| **Any other use not in Section 1 or 3** | |

## Section 3 - Prohibited

| USE |
|---|
| **Abattoir** |
| **Brothel** |
| **Child care centre** |
| **Cinema based entertainment facility** |
| **Extractive industry** |
| **Hospital** |
| **Intensive animal husbandry** |

## 2.0 Use of land

23/06/2011
C76

### Requirements

A use must not prejudice or interfere with the operation of the aerodrome in any way. Land in the Terminal and Hanger Precinct as identified in the Echuca Aerodrome Master Plan 2010 must only be used for aviation activities and activities directly related to aviation.

### Application requirements

An application to use land must be accompanied by the following information:

- a plan and/or a statement showing how the proposed use will not prejudice or interfere with the operation of the aerodrome;
- the purpose of the use and types of activities which will be carried out; and
- the likely effects, if any, on the aerodrome and adjacent land including traffic, light spill and hours of operation.

### Decision guidelines

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

- the existing and likely future use of the aerodrome;
- the effect that the proposed use may have on the aerodrome and existing uses;
- the movement of pedestrians and cyclists and vehicles (both road and air), emergency services and public transport;
- the availability of and connection to services;
- The need for and provision of car parking;
- the effect that the proposed use may have on the amenity of the area; and
- the Echuca Aerodrome Master Plan 2010 (and any subsequent review thereof).

## 3.0 Subdivision

23/06/2011
C76

### Requirements

A proposed subdivision must not prejudice or interfere with the operation of the aerodrome in any way.

### Application requirements

An application to subdivide land must be accompanied by the following information:

- the purpose of the subdivision;
- a plan showing how the subdivision will complement the aerodrome;
- the intended outcome of the subdivision and use of the lots once the subdivision is completed;
- the strategic impact on the aerodrome; and

- the likely effects of the subdivision on the aerodrome and the adjacent land.

### Decision guidelines

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

- the existing and likely future use of the aerodrome;
- the effect that the proposed subdivision may have on the aerodrome and existing uses;
- the movement of pedestrians and cyclists and vehicles (both road and air), emergency services and public transport;
- the availability of and connection to services;
- any relevant CASA regulations that may be applicable;
- the effect that the proposed subdivision may have on the amenity of the area; and
- the Echuca Aerodrome Master Plan 2010 (and any subsequent review thereof).

## 4.0 Buildings and works

**23/06/2011**
**C76**

### Requirements

Any proposed buildings and works must not prejudice or interfere with the operation of the aerodrome in any way.

### Application requirements

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

- 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; and
  - all external storage areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage, driveways, vehicle parking and loading areas.