

23/02/2017
C187**SCHEDULE 10 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ10**.

Wollert Precinct Structure Plan - Electricity Easement**Purpose**

To manage the transition of non-urban land into urban land in accordance with the *Wollert Precinct Structure Plan, December 2016*.

To provide for a range of uses and the development of land generally in accordance with the *Wollert Precinct Structure Plan, December 2016*.

Precinct structure plan provisions

A precinct structure plan applies to land when the precinct structure plan is incorporated in this scheme.

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C187**Table of uses**

Any requirement in the Table of uses and any requirement specified in this schedule or the precinct structure plan applying to the land must be met.

A permit granted must be generally in accordance with the Wollert Precinct Structure Plan applying to the land.

Section 1 - Permit not required

Use	Condition
Convenience shop	
Crop raising	
Extensive animal husbandry	
Home occupation	
Informal outdoor recreation	
Mail centre	
Minor utility installation	
Railway	
Service station	The land must be at least 30 metres from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Shop (other than Adult sex bookshop, Convenience shop, Restricted retail premises and Supermarket)	Must adjoin, or be on the same lot as, a supermarket when the use commences. The combined leasable floor area for all shops adjoining or on the same lot as the supermarket must not exceed 500 square metres. The site must adjoin, or be within 30 metres of, a road in a Road Zone.

Use	Condition
Supermarket	The leasable floor area must not exceed 1800 square metres. The site must adjoin, or be within 30 metres of, a road in a Road Zone. Must be on land within an urban growth boundary and in metropolitan Melbourne.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone , land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry and Intensive animal husbandry)	
Caretaker's house	
Education centre	Must not be a primary or secondary school.
Industry	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Office	
Place of Assembly (other than Carnival and Circus)	
Restricted retail premises	
Retail premises (other than Shop)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Mail centre)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Caretaker's house)
Cinema based entertainment facility
Hospital
Intensive animal husbandry
Major sports and recreation facility
Motor racing track

Use

Shop (other than Adult sex bookshop, Convenience shop, Restricted retail premises and Supermarket) – if the Section 1 conditions are not met

Supermarket – if the Section 1 conditions are not met

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Subdivision

A permit granted must:

- Be generally in accordance with the precinct structure plan applying to the land.
- Include any conditions or requirements specified in the precinct structure plan.

3.0

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Buildings and works

A permit is not required to construct a building or construct or carry out works for:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising, extensive animal husbandry or informal outdoor recreation.
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

A permit granted must:

- Be generally in accordance with the precinct structure plan applying to the land.
- Include any conditions or requirements specified in the the precinct structure plan.

4.0

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Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the 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.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.