SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ7.

LATROBE REGIONAL AIRPORT

Purpose
To provide for the safe and efficient operation of the Latrobe Regional Airport.
To provide for the development of aeronautical industries and activities.
To provide for educational facilities appropriate to the site.

Table of uses

Section 1 - Permit Not Required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport</td>
<td>Must be consistent with the Latrobe Regional Airport Master Plan (2019).</td>
</tr>
<tr>
<td>Helicopter</td>
<td>Must be consistent with the Latrobe Regional Airport Master Plan (2019).</td>
</tr>
<tr>
<td>Helicopter landing site</td>
<td></td>
</tr>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, (May 1997).</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeasing or bulk sampling.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than apiculture and extensive animal husbandry)</td>
<td></td>
</tr>
<tr>
<td>Caretaker's house</td>
<td></td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Must not be a primary or secondary school.</td>
</tr>
<tr>
<td>Industry</td>
<td>Must be related to the aviation industry or directly associated with the airport.</td>
</tr>
<tr>
<td></td>
<td>Must not be within 50 metres to the north and west of the land being CP 105894.</td>
</tr>
<tr>
<td>Office</td>
<td>Must be related to the aviation industry or directly associated with the airport.</td>
</tr>
<tr>
<td>Postal agency</td>
<td>Must be related to the aviation industry or directly associated with the airport.</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td></td>
</tr>
</tbody>
</table>
**Use** | **Condition**
---|---
Trade supplies | 
Transport terminal (other than Airport and Heliport) | 
Utility installation (other than Minor utility installation) | 
Warehouse | 
Any other use not in Section 1 or 3 | 

**Section 3 - Prohibited**

**Use**

- Accommodation (other than Caretaker's house)
- Cinema based entertainment facility
- Extractive industry
- Hospital
- Intensive animal husbandry
- Major sports and recreation facility
- Retail premises (other than Convenience shop, Postal agency, Primary produce sales and Trade supplies)

**Use of land**

**Amenity of the neighbourhood**

The use of the land for an industry or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

**Application requirements**

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:

- An application to use land must be accompanied by a written statement demonstrating how the proposed use is consistent with the *Latrobe Regional Airport Master Plan (2019)*.

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the *Dangerous Goods Act 1985* is required.
How land not required for immediate use is to be maintained.

The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

**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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The *Latrobe Regional Airport Master Plan (2019)*.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- Any flora fauna attributes that may exist on the subject site.

### Subdivision

A permit is required to subdivide land.

**APPLICATION REQUIREMENTS**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 27.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- An application must be accompanied by a site analysis, showing land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:
  - In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
  - Show for each lot:
    - A building envelope and driveway to the envelope
    - Proposed landscaping
    - In the absence of reticulated sewerage, an effluent disposal area
    - Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land
If a staged subdivision, show how the balance of the land may be subdivided.

Demonstrate how the proposed subdivision is consistent with the *Latrobe Regional Airport Master Plan (2019)*.

**EXEMPTION FROM NOTICE AND REVIEW**

An application for 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. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

**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, appropriate, by the responsible authority:

- The *Latrobe Regional Airport Master Plan (2019)*.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

**Buildings and works**

**Permit Requirement**

A permit is required to construct a building or construct or carry out works.

No permit is required to construct a building or construct or carry out works for the following:

- Buildings or works for an Airport or Heliport use and which, in the opinion of the responsible authority, are consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the *Latrobe Regional Airport Master Plan (2019)*.
- Rearrange, alter or renew plant if the area or height of the plant is not increased.
- Buildings and works which are necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 1970*.
- Buildings and works for crop raising, extensive animal husbandry or informal outdoor recreation.

**Application Requirements**

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.

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

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads
  - Relevant ground levels.
The layout of existing and proposed buildings and works.

- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.

- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surface to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
- A written statement demonstrating how the proposed buildings or works are consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the *Latrobe Regional Airport Master Plan (2019)*.

**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 review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

**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 *Latrobe Regional Airport Master Plan (2019)*.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with on-industrial areas, including the airport.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

**Signs**

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 2.