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**SCHEDULE [NUMBER] TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ[number]**.

**COLLINGWOOD ARTS PRECINCT**

**Purpose**

To recognise the Collingwood Arts Precinct as a significant arts and cultural precinct of State and Metropolitan significance.

To provide for the use and development of the site as an integrated hub for the arts and creative industries.

To provide for a broad range of arts and cultural activities including studios, workshops, galleries, rehearsal, performances and events spaces, and spaces for training, production and community engagement activities and associated accommodation for artists and workers in the creative industries.

To facilitate the activation of the site and provide for public access and the use of outdoor spaces, including the western courtyard, for informal outdoor recreation, events and performances including live music entertainment events managed in accordance with a Noise Management Plan approved under this schedule.

To encourage the adaptive re-use and re-purposing of existing vacant buildings including provision for contemporary design responses.

To ensure that the future use and development of the Collingwood Arts Precinct does not unduly impact on the amenity of surrounding areas.

To recognise the site’s proximity to the Principal Public Transport Network and to reduce car parking demand by encouraging use of sustainable and active transport modes to and from the site.

**1.0**

**Table of uses**

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**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation</b>	Must be used in conjunction with the use of the site for arts and creative industries, or must be accommodation for artists or other workers in the creative industries.
<b>Art and craft centre</b>	
<b>Cabaret</b>	
<b>Caretaker’s house</b>	
<b>Cinema based entertainment facility</b>	
<b>Dancing school</b>	
<b>Education centre (other than Primary School or Secondary School)</b>	
<b>Food and drink premises</b>	
<b>Home occupation</b>	
<b>Leisure and recreation (other than Major sports and recreation facility and Motor racing track)</b>	
<b>Market</b>	
<b>Office</b>	Must be used in conjunction with the use of the site for arts and creative industries

<b>Place of assembly (other than Amusement Parlour, and Nightclub)</b>	
Rehearsal studio	
Art studio	
Shop	Must be used in conjunction with the use of the site for arts and creative industries.
Store	
Utility installation (other than reservoir)	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

Use	Condition
Accommodation (if the condition in Section 1 is not met)	
Child care centre	
Nightclub (other than Cabaret)	
Industry (other than Refuse disposal and Transfer station)	Must not be a purpose listed in the table to Clause 52.10.
Manufacturing sales	
Office (if the condition in Section 1 is not met)	
Shop (if the condition in Section 1 is not met)	
Warehouse (other than Store)	Must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

**Section 3 - Prohibited**

Use
Animal husbandry
Aquaculture
Brothel
Corrective institution
Service station
Transport terminal
Veterinary centre
Corrective institution
Intensive animal husbandry

- 2.0 Use of land
- 2.1 Application Requirements

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

- Any Master Plan approved for the site.
- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on nearby uses including noise levels, traffic, parking, the hours of delivery and dispatch of goods and materials, hours of operation.
- The compatibility of the proposed use with the purpose of the zone and the use of the site as an arts and creative industries precinct.
- Maintenance of areas associated with the use.

## 2.2 Decision Guidelines

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Before deciding on an application for a planning permit or a request to approve a Master Plan, the responsible authority must consider as appropriate how the proposal would contribute to:

- The delivery of an arts and creative industries precinct of State and Metropolitan importance.
- Facilitating an evolving physical and cultural development of the site which reflects the changing needs of the arts and creative community.
- Integrating the precinct into its context and maximising opportunities for community access and use.
- Recognising the importance of accommodating a variety of events in integrating the precinct with the surrounding community.
- Maintaining the heritage values of the site and providing protection to and appreciation of the Keith Haring mural, while providing for contemporary design responses and adaptive re-use of the site.
- Organising access and circulation to maximise accessibility by pedestrians and cyclists and minimising conflicts with vehicles.
- Encouraging sustainable transport choices by maximising opportunities for access by means other than private cars and minimising on site car parking.
- The integrated planning of the precinct.

## 2.3 Noise Management

The use of the land must be managed so as to limit noise in accordance with the following:

- State Environment Protection Policy (Control of Noise from Industry, Commerce, and Trade) No. N-1 (“SEPP N-1”).
- State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (“SEPP N-2”).
- The following Patron Noise Criteria:

For  $L_{Aeq}$  noise levels, the less stringent of the following:

- if noise is assessed external to a Noise Sensitive Building, noise emissions must comply with noise limits determined according to SEPP N-1 (as though patron noise were a noise source regulated by this Policy, but with no other modification to the application of the Policy).
- if noise is assessed internal to a Noise Sensitive Building, noise emissions must achieve the lower of the design sound level range for (whichever is relevant) houses and apartments in inner city areas, entertainment districts, or near major roads, as provided in Australian Standard AS2107:2016 ‘Acoustics—Recommended design sound levels and reverberation times for building interiors’.

For  $L_{Amax}$  noise levels, during the hours of 10pm-7am:

- ‘Sleep Disturbance Criteria’, being a noise level of 55dB  $L_{Amax}$ , assessed inside a habitable room of a Noise Sensitive Building normally used for the purpose of sleeping.

- For the purpose of the Patron Noise Criteria, 'Noise Sensitive Building' means a building referred to in the definition of 'Noise sensitive area' in SEPP N-1, being a Dwelling, Residential Building, Caretaker's House, Hospital, Hotel, Institutional Home, Motel, Reformative Institution, Tourist Establishment or Work Release Hostel.

When deciding on an application (including an application for approval of a Master Plan under this schedule) the responsible authority must have regard to, as appropriate:

- The Noise Management Plan prepared by Noise Consulting & Management Pty Ltd dated 21 December 2016. This Noise Management Plan may be amended to the satisfaction of the Responsible Authority.

For noise that is not subject to SEPP N-1, SEPP N-2 or patron noise criteria (as specified in this clause), EPA publication no. 1254, 'Noise Control Guidelines' 1254 and any other relevant noise guidelines published by EPA from time to time.

## 2.4 Management of waste

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Before any use commences (other than uses for which a planning permit has already been granted) a Waste Management Plan must be prepared to the satisfaction of the Responsible Authority. This requirement does not apply if waste management arrangements are provided for under a Masterplan approved by the Responsible Authority under clause 4.3.

The use of the land must be generally in accordance with an approved Waste Management Plan under this clause, or generally in accordance with an approved Master Plan under clause 4.3, as appropriate.

If in the opinion of the responsible authority a Waste Management Plan is not relevant to the evaluation of an application, or if the responsible authority considers that an existing approved Waste Management Plan adequately manages the waste anticipated to be generated by a new use, the responsible authority may waive the requirements of this clause.

## 3.0 Subdivision

### 3.1 Application requirements

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

- Any Masterplan approved for the site.
- The purpose of the subdivision.
- The likely effects the subdivision will have on adjacent land.
- The effects of the subdivision on the use of the site as an integrated creative arts precinct.

### 3.2 Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The interface with adjoining land and any existing residential properties adjoining the site.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of this zone.

### 3.3 Exemption from notice and review

An application to subdivide 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.

## 4.0 Buildings and Works

### 4.1 Application Requirements

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

- Any Masterplan approved for the site
- A plan, drawn to scale, that shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels.
  - The location, height and purpose of buildings and works on adjoining land.
  - The layout and use of existing and proposed buildings and works, accessways, and car parking and loading areas.
  - Elevation drawings to scale indicating the colour and materials of all proposed buildings and works.
  - Details of proposed landscaping.
  - Details of any heritage fabric to be altered or removed.
  - Vehicle and pedestrian entry and exit points for the site.

### 4.2 Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Any Masterplan approved for the site.
- The development of the site as an integrated arts precinct and the purposes of the zone.
- The interface with adjoining land, especially the relationship with existing residential properties.
- The location and type of access to the site.
- The provision and location of car parking.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The provision for landscaping.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, building bulk and privacy.

### 4.3 Masterplan

A Masterplan may be prepared for the precinct (or part of the precinct) and approved by the Responsible Authority.

An approved Masterplan may include, but is not limited to, the following:

- The arrangement of land uses and activities across the precinct.
- Access and circulation arrangements.
- Measures to manage traffic, car parking and loading.
- Proposed buildings and works including the location, extent and design of buildings.
- Landscaping and the treatment of external areas.
- Measures to manage noise.
- Measures to protect the heritage features of the site while providing for contemporary design responses.
- Waste management arrangements.

Once approved, the Masterplan may be amended to the satisfaction of the responsible authority.

### 4.4 Exemption from notice and review

An application to construct a building or construct or carry out works for a use in Section 1 of this schedule 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.

**5.0 Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.