SCHEDULE [number] TO clause 37.02 COMPREHENSIVE DEVELOPMENT ZONE

30/07/2018

Shown on the planning scheme map as CDZ[number].

NAME OF COMPREHENSIVE DEVELOPMENT PLAN

(Note: Also include reference to the Comprehensive Development Plan in Clause 72.04)

Land

[Insert a clear description of the land, such as a precinct or address]

Purpose

[Insert purpose(s)]

Insert a maximum of 5 purposes

1.0 Table of uses

11/11/2022

Section 1 - Permit not required

|  |  |
| --- | --- |
| Use | Condition |
| Ensure that uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan  Ensure that uses are defined terms at Clause 73.03 | Ensure that conditions against uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan |
| Automated collection point | Must meet the requirements of Clause 52.13-3 and 52.13-5.  The gross floor area of all buildings must not exceed 50 square metres. |
| Any use listed in Clause 62.01  See Section 1 of 37.02-1 for relevant provisions | Must meet the requirements of Clause 62.01 |

Section 2 - Permit required

|  |  |
| --- | --- |
| Use | Condition |
| Ensure that uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan  Do not separately list uses if no conditions are included; they can be included in the requirement: “Any other use not in Section 1 or 3” | Ensure that conditions against uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan  Ensure that conditions against uses listed seek to achieve a specific strategic outcome, as failure to meet the relevant condition results in the use being prohibited |
| Any other use not in Section 1 or 3  See Section 2 of 37.02-1 for relevant provisions |  |

Section 3 - Prohibited

|  |
| --- |
| Use |
| Ensure that uses listed have a basis in a strategic document such as the relevant Comprehensive Development Plan  See Section 3 of 37.02-1 for relevant provisions |

2.0 Use of land

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where use requirements are specified insert specific use requirements such as “A permit is not required to use land for the purpose of [insert specific requirement/s]” or add other requirements relating to the use of land.

Where application requirements are specified insert “The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

[insert application requirements].”

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: “An application for the use 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.”

Where decisions guidelines are specified insert “The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

[insert decision guidelines].”

See 37.02-2 for relevant provisions.

3.0 Subdivision

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where subdivision requirements are specified insert specific subdivision requirements such as “A permit is not required to subdivide land for the purpose of [insert specific requirement/s]” or add other requirements relating to the subdivision of land.

Where application requirements are specified insert “The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

[insert application requirements].”

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: “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.”

Where decisions guidelines are specified insert “The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

[insert decision guidelines].”

See 37.02-3 for relevant provisions.

4.0 Buildings and works

30/07/2018

Where no requirements are specified insert “None specified.”

or

Where permit exemptions are listed insert: “No permit is required to construct a building or construct or carry out works for the following:

[insert exemptions].”

Where buildings and works requirements are specified insert specific buildings and works requirements such as “The following requirements apply to construct a building or construct or carry out works:

[insert requirements].”

Where application requirements are specified insert “The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

[insert application requirements].”

Where an exemption from notice and review is specified insert the precise wording of the exemption from notice and review such as: “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.”

Where decisions guidelines are specified insert “The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

[insert decision guidelines].”

See 37.02-4 for relevant provisions.

5.0 Signs

30/07/2018

Where no requirements are specified insert “None specified.” or

Where sign requirements are specified insert “Sign requirements are at Clause 52.05. All land located within [insert land/area/precinct] is in Category [insert sign category]. All other land is in [insert sign category].

See 37.02-5 for relevant provisions.