

19/01/2006
VC37

SCHEDULE 2 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**.

FREEWAY SERVICE CENTRE

Purpose

To identify land used to provide freeway service facilities.

To ensure that the combination of uses and scale and character of the development are compatible with:

- the amenity of the surrounding area;
- the rural character of the locality; and
- the operation of the freeway.

To ensure that the Freeway Service Centre is developed in an orderly and proper manner having regard to vehicle and pedestrian movement and car parking.

To encourage development compatible with the landscape and natural environment.

To ensure that the access to and from the land is not detrimental to the level of service and safety of the Freeway.

To improve road safety by encouraging drivers to stop and rest in accordance with State Highway Planning Policy.

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Car park	Must be part of a Freeway service centre.
Convenience shop	
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08.
Informal outdoor recreation	
Convenience restaurant	No drive through facility is to be provided.
Search for stone	Must not be costeaning or bulk sampling.
Service station	
Take away food premises	No drive through facility is to be provided.
Office	Must be a tourist information centre

Section 2 - Permit required

USE	CONDITION
Mining – if the Section 1 condition is not met	
Search for stone - if the Section 1 condition is not met	
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Any other use in Section 1 if the condition is not met.	

Section 3 - Prohibited

USE
Retail premises (other than Convenience restaurant, Restaurant, Take away food premises and Convenience shop).
Office – if the Section 1 condition is not met.
Any other use not in Sections 1 or 2

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Development Plan

A development plan of the overall development of the site must be prepared to the satisfaction of the responsible authority.

The plan must be generally in accordance with the plans appended to the report by Gutteridge Haskins & Davey Pty Ltd “Proposed Freeway Service Centre, Euroa Interchange, Hume Freeway – Euroa” February 1996 and show:

- the location, height and dimensions of all buildings, works and signs;
- the proposed use, architectural style and external finishes, including colour and materials, of each building;
- the method of vehicular and pedestrian ingress and egress, internal traffic circulation, cycling and pedestrian movements and arrangements for car, bus and truck parking (which may involve modifications to the said plans);
- the location of all open space including areas available to the public;
- the proposed landscaping and maintenance plan for open space;
- the proposed method for the treatment and disposal of effluent and stormwater discharge from the site;
- the proposed method for the supply of water to the site;
- the location and details of all advertising signage on site.

Any minor alterations, modifications or additions to the approved development plans that accord with the Decision Guidelines will not require the approval of the responsible authority provided they:

- do not change the effect of any conditions or interests of any Referral Authority;
- do not cause an increase in detriment to any person;
- do not change the uses outlined in the approved plans.

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Use of land

All uses must be in accordance with the approved development plan.

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Buildings and works

All buildings and works, including landscaping, must be in accordance with the approved development plan.

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Decision Guidelines

When considering a development plan or modifications to a development plan for the site the responsible authority will take into account:

- the needs of road users including the efficiency and safe access to the site, and the safe operation of the Freeway;
- the need for the development to minimise its impact upon the visual amenity of the area and for the development to compliment the local style and character of the area;
- the adequacy of ingress and egress, internal traffic circulation and pedestrian movements and arrangements for car, bus and truck parking;
- the adequacy of drainage, water supply, effluent disposal and other servicing arrangements;
- the proposed landscaping of the site environment and the type of planting proposed;
- the existence of any conditions contained in the Freeway Access Agreement with Vic Roads that relate to the operation of development of the site;
- the impact of the development on adjacent land;
- the adequacy of identification provided by the proposed signs and the effect of the signs on the safety, operation and appearance of the service centre on the Freeway.
- the views of the Roads Corporation. The Responsible Authority must decide to refuse to approve any development plan if the Roads Corporation objects.