

03/08/2006
C7**SCHEDULE 1 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ1**.**FORMER ARADALE SITE****Purpose****1.0**03/08/2006
C7**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Bed and breakfast	No more than 5 persons may be accommodated away from their normal place of residence. At least two car parking spaces must be provided. Any bed and breakfast sign must not exceed 0.2 square metre.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 32.05-2.
Dwelling (other than bed and breakfast)	Must meet the requirements of Clause 32.05-2.
Education Centre	
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent person's unit and Dwelling)	
Agriculture (other Intensive animal husbandry)	
Industry (other Refuse disposal)	Must not be a purpose listed in the table to Clause 52.10.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Place of worship)	
Retail premises (other than Adult sex bookshop)	
Utility installation (other than Minor utility installation)	
Warehouse	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
Adult sex bookshop
Brothel
Extractive industry
Intensive animal husbandry
Motor racing track
Refuse disposal
Saleyard

2.0

03/08/2006
C7

Use of land

Application requirements

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

- The purpose of the use and the types of activities to be carried out.
- 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).

Decision guidelines

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

- The protection and enhancement of the character of the locality and surrounding area.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The design of buildings, including provision for solar access.
- The provision of car parking and loading bay facilities and landscaping.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.

3.0

03/08/2006
C7

Subdivision

Permit requirement

Each lot must be provided with reticulated sewerage, if available.

Application Requirement

If reticulated sewerage is not available, the application must be accompanied by:

- 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.
- A plan which shows a building envelope and effluent disposal area for each lot.

Decision guidelines

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

- The protection and enhancement of the character of the locality and surrounding area.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act.
- The design of buildings, including provision for solar access.
- The provision of car parking and loading bay facilities and landscaping.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.

- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.

4.0 Buildings and works

03/08/2006
C7

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The protection and enhancement of the character of the locality and surrounding area.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act.
- The design of buildings, including provision for solar access.
- The provision of car parking and loading bay facilities and landscaping.
- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.