

SCHEDULE 4 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

VICTOR STREET EXCHANGE**Purpose**

To ensure that any uses are planned and developed having regard to the scale and character of the existing development within the context of the residential location.

1.0**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 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Carnival	Must meet the requirements of a 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997
Circus	Must meet the requirements of a 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997
Dependent person's unit	Must be the only dependent person's unit on the lot
Dwelling (other than Bed and breakfast)	
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Place of worship	Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Use	Condition
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.019.
Tramway	

Section 2 - Permit required

Use	Condition
Accommodation	
Leisure and recreation (other than informal outdoor recreation, Major sports and recreation facility and motor racing track)	
Mineral, stone or soil extraction (other than extractive industry, mineral exploration, mining and search for stone)	
Office	

Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Extractive industry
Horse stables
Industry (other than car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Retail premises (other than Convenience shop, Food and drink premises)
Saleyard
Transport terminal
Warehouse

2.0

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Use of Land

Amenity of the Neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application Requirements

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

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.
- Maintenance of areas of landscaping, open space and car parking.

Decision Guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework.
- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.

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Subdivision

A permit is required to subdivide land.

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Buildings and Works

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

Application Requirements

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.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.