

19/01/2006
VC37

SCHEDULE 1 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1**.

PRIVATE EDUCATION CENTRES AND PLACES OF WORSHIP

Purpose

To provide for areas in private ownership to be used for an education centre or place of worship.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

1.0

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Accommodation	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Child care centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Education centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Home occupation Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Minor utility installation Natural systems	
Place of worship	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.

Section 1 - Permit not required (continued)

USE	CONDITION
Railway Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding)	Must be no more than four animals.
Car wash Community market Convenience shop Food and drink premises Leisure and recreation (other than Minor 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	The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Amusement parlour, Nightclub, and Place of worship) Plant nursery Store Utility installation (other than Minor utility installation and Telecommunications facility) Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE

Amusement parlour
Animal boarding
Animal training
Brothel
Cemetery
Crematorium
Extractive industry
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Retail premises (other than Community market, Convenience shop, Food and drink premises, and Plant nursery)
Saleyard
Service station
Transport terminal
Warehouse (other than Store)

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Use of land

Application requirements

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

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.

Exemption from notice and review

An application to use land that is in accordance with a master plan prepared to the satisfaction of the responsible authority 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.

Decision guidelines

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

- The effect that the proposed use may have on existing uses.
- The effect that the proposed use may have on the amenity of the neighbourhood.

3.019/01/2006
VC37**Subdivision****Application requirements**

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

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- The purpose of the subdivision.
- The likely effects of the subdivision on the adjacent land.

Exemption from notice and review

An application to subdivide land that is in accordance with a master plan prepared to the satisfaction of the responsible authority 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.

Decision guidelines

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

- The effect that the proposed subdivision may have on existing uses.
- The effect that the proposed subdivision may have on the amenity of the neighbourhood.

4.019/01/2006
VC37**Buildings and works****Permit requirement**

A permit is not required to construct or carry out:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground or sporting equipment.
- Planting or landscaping.

Application requirements

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

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- A plan, drawn to scale, which shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.

- The layout and use of existing and proposed buildings and works including driveways and car parking and loading areas.
- Elevation drawings indicating the colour and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and car parking and loading areas.
- Details of existing and proposed landscaping.

Exemption from notice and review

An application to construct a building or construct or carry out works that is in accordance with a master plan prepared to the satisfaction of the responsible authority 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.

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 interface with adjoining land, especially the relationship with residential areas.
- The location and type of access to the site.
- The provision for car parking.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The provision of land for landscaping and beautification.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.