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## SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

### 11-53 AND PART OF 55-79 WATERVIEW CLOSE, DANDENONG SOUTH

#### Purpose

To provide land for the purpose of a motor racing track (Go-Kart Complex) and support facilities and for other recreational uses which protect the function of the land as a drainage reserve.

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### Table of uses

#### Section 1 - Permit not required

Use	Condition
<b>Natural systems</b>	
<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19
<b>Utility installation</b>	
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997
<b>Mining</b>	Must meet the requirements of Clause 52.08-2
<b>Mineral exploration</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling

#### Section 2 - Permit required

Use	Condition
<b>Accommodation (other than corrective institution)</b>	
<b>Agriculture (other than Agriculture and intensive animal husbandry)</b>	
<b>Carnival</b>	Must meet the requirements of 'A Good Neighbour Code of Practice for a Circus or Carnival', October 1999
<b>Child care centre</b>	
<b>Circus</b>	Must meet the requirements of 'A Good Neighbour Code of Practice for a Circus or Carnival', October 1999
<b>Convenience Shop</b>	
<b>Dry Cleaner</b>	
<b>Food and Drink Premises</b>	
<b>Informal outdoor recreation</b>	Must not include motorised vehicle use
<b>Laundromat</b>	

**GREATER DANDENONG PLANNING SCHEME**

<b>Use</b>	<b>Condition</b>
Leisure and recreation (other than major sports and recreation facility)	
Mineral, stone or soil extraction (other than extractive industry, mineral exploration and search for stone)	
Office	The combined leasable floor area for all offices must not exceed 500 sqm. To be limited to Lot 1
Place of Assembly	
Pleasure boat facility	
Railway	
Retail premises (other than Postal agency and Shop)	Limited to Lot 1
Road	
Motor Vehicle Racing Track (Go Kart Complex)	
Tramway	

**Section 3 - Prohibited**

<b>Use</b>
Cinema and entertainment facility
Crematorium
Corrective institution
Extractive industry
Emergency services facility
Freeway service centre
Funeral parlour
Hospital
Home occupation
Intensive animal husbandry
Industry (other than car wash, dry cleaner and Laundromat)
Major sports and recreation facility
Research Centre
Retail premises (other than Food and drink premises and convenience shop)
Saleyard

**Use**

**Service station**

**Utility installation (other than minor utility installation)**

**Veterinary centre**

**Wind energy facility**

**Winery**

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Any other use not section 1 or 2

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**Use of land**

**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 despatch of goods or materials, hours of operation and light spill, public address system, solar access and glare.
- The means of maintaining areas not required for immediate use.
- The means of controlling environmental impacts

**Decision guidelines**

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

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

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**Subdivision**

**Exemption from notice and review**

An application 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. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**Decision guidelines**

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

- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- The interface with adjoining zones, especially the relationship with residential areas.

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A permit is not required for a building or works which are a modification necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 1970*.

**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 layout 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.

**Exemption from notice and review**

An application 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. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**Decision guidelines**

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

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- Any natural or cultural values on or nearby the land.
- Interface with non industrial areas.
- Outdoor storage, lighting, and storm water discharge.

- The design of buildings to provide for solar access.

**Maintenance**

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

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**Advertising signs**

Advertising sign requirements are at Clause 52.05. This schedule is in Category 2.