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SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5**.

POLISH CATHOLIC CENTRE, 337-343 GREENS ROAD, KEYSBOROUGH & DHAMMA SARANA (BUDDHIST SRI LANKAN ASSOCIATION OF VICTORIA), 329-335 GREENS ROAD, KEYSBOROUGH.

Purpose

To provide for land in private ownership to be used and developed as a place of assembly, or place of worship.

To ensure that the development of this land takes place in an orderly and proper manner and does not cause a loss of amenity to the surrounding neighbourhood.

To enable surrounding land to be developed within the urban growth boundary to take into consideration these existing facilities and their future growth.

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Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretaker's house	
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
Telecommunications facility	Buildings and works must meet the requirements of clause 52.19.
Tramway	

Section 2 - Permit required

Use	Condition
Car park	Must be in conjunction with a place of assembly or place of worship.
Education centre	Must be in conjunction with a place of assembly or place of worship Must not be a primary or secondary school.

Use	Condition
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)	
Office	<p>Must be in conjunction with an education centre, place of assembly or place of worship.</p> <p>The net floor area must not exceed 500m²</p>
Place of assembly (other than Amusement parlour, Cinema, Circus, Drive-in theatre and Nightclub)	
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Agriculture (other than Apiculture)
Amusement parlour
Brothel
Cinema
Cinema based entertainment facility
Circus
Drive-in theatre
Extractive industry
Hotel
Industry
Leisure and recreation
Nightclub
Pleasure park
Retail premises
Tavern
Warehouse
Zoo

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Use of land

Application requirements

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

- 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, hours of operation and light spill.

- A master plan for the site is required to be submitted and approved by the Responsible Authority in accordance with the provisions of Clause 21.04-1 of the Greater Dandenong Planning Scheme. The master plan should address the following, as applicable:
 - Existing conditions;
 - The size and dimensions of the land,
 - Proposed future boundaries;
 - Contours and levels for the site;
 - Setbacks from all boundaries and buildings to be removed or retained;
 - The location, layout and height of all buildings and structures on site;
 - Anticipated floor area needs;
 - Anticipated number of people attending the site on a regular basis and for special events;
 - The treatment of any interface with the adjoining uses;
 - Proposed circulation and access for both vehicles and pedestrians including the location and layout of all car parking areas;
 - The location of all open space including areas available to the public; and
 - The location of existing vegetation and proposed landscaping.

Decision guidelines

Before deciding on an application to use land, the responsible authority must, notwithstanding any approved Development Plan, consider:

- The effect the proposed use may have on existing or future neighbouring uses of the surrounding area.
- The effect the existing or future neighbouring uses may have on the proposed use.
- The effect of additional traffic on the operation, convenience and efficiency of existing roads.

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Subdivision

Decision guidelines

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

- The interface with adjoining land, especially the relationship with adjacent areas.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of the zone.
- The drainage of the land.

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Buildings and works

Application requirements

An application to construct a building or construct or carry out works must be accompanied by 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.

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- 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.
- Integrated treatment of any interface with an abutting industrial use to provide the following:
 - Interface treatments to include screen planting along side and rear boundaries of the institutional use properties. A combined ‘buffer’ of 30m which should incorporate existing boundary landscaped areas and boundary landscaped areas required by permits on the land for industrial uses. The interface treatment must include landscaping on the institutional site and may include a road;
 - Front building setbacks adjoining arterial roads to be generally 20m with a minimum 5m landscape strip between the property boundary and any car parking;
 - Front building setbacks adjoining collector roads, if applicable, are to be generally 9m with a minimum 3m landscape strip between the property boundary and any car parking/access;
- Access to properties must take into consideration, as appropriate, the VicRoads principles for access from industrial development on adjacent land as follows:
 - Any connection will be limited to left in/left out movements only in the form of either subdivisional road connections or service road connections;
 - Each lot must continue to have internal road connectivity via the signalised intersections incorporated into the structure plan to provide for safe right turning movements, especially for trucks;
 - The entry and exits of any service roads should have a minimum 100 metre clearance from signalised intersections to minimise confusion and conflict with traffic turning at the intersection, to allow for the provision of left hand turn deceleration lane at the entry and to allow traffic existing the service road to safely access the right turn lanes where U-turns would be allowed;
 - Any subdivisional road connections should carry no more than 1,000-2,000 vehicles per day and have low level of interconnectivity to limit the attractiveness of the routes for ‘rat runs’;
 - Any subdivisional road connections should have a minimum 100 metre clearance from signalised intersections and allow for the provision of a left turn deceleration lane and desirably be mid distance between signalised intersections;
 - In addition, no additional access points will be supported to the south side of Greens Road;
 - All to the satisfaction of VicRoads and the responsible authority.
- Provision for the possibility of a road along the western boundary of the Polish Catholic Centre with left-in/left-out treatment of the intersection with Greens Road.

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 adjacent 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.

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Advertising signs

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