

12/02/2009
C58

SCHEDULE 1 TO THE SPECIAL USE ZONE

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

PRIVATE SPORTSGROUNDS & COMMUNITY ESTABLISHMENTS

Purpose

To provide for areas in private ownership to be used as private sports grounds and/or religious and educational establishments.

1.0

12/02/2009
C58

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	
Education centre	Must not be at 23-31 Blenheim Road Newport
Home occupation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Minor sports and recreation facility	Must not be at 23-31 Blenheim Road Newport
Place of worship	
Rail	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

Use	Condition
Car park	
Major sports and recreation facility	
Minor utility installation	
Place of assembly (other than Amusement parlour and Place of worship)	
Residential building	Must not be at 272-298 Millers Road, Altona North or 23-31 Blenheim Road, Newport
Retirement village	Must not be at 23-31 Blenheim Road, Newport

Use	Condition
Any other use not in sections 1 or 3 of the schedule to this zone.	

Section 3 - Prohibited

Use
Accommodation (other than Caretakers house, Residential building and Retirement village)
Amusement parlour
Brothel
Cemetery
Crematorium
Extractive industry
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Office with a floor area exceeding 500 sq m (other than a Medical centre)
Saleyard
Service station
Retail premises (other than Community market, Convenience restaurant, Restaurant and Plant nursery)
Transport terminal
Utility installation (other than Minor utility installation)
Warehouse (other than Store)

2.0

19/01/2006
VC37

Subdivision

Exemptions

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 appeal rights of Section 82(1) of the Act.

3.0

19/01/2006
VC37

Buildings and 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.
 - Relevant ground levels.
 - The layout of existing and proposed buildings, and works.

HOBSONS BAY PLANNING SCHEME

- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Exemptions

An application to construct a building or construct or carry out works for a use in Section 1 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 appeal 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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The effect of the proposed buildings and works on the amenity of the neighbourhood.
- The provision of landscaping.
- Parking and site access.