SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ2.

UTILITY INSTALLATIONS

Purpose
To provide for areas in private ownership to be used for the purposes of essential service utility installations.
To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause a loss of amenity to the surrounding neighbourhood.

1.0

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the conditions of Clause 52.08-2</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Search for stone</td>
<td>Must not be costeanning or bulk sampling</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Any use listed in 62.01</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Apiculture)</td>
<td></td>
</tr>
<tr>
<td>Animal keeping (other than Animal boarding)</td>
<td>Must not be more than four animals</td>
</tr>
<tr>
<td>Caretaker's house</td>
<td></td>
</tr>
<tr>
<td>Convenience shop</td>
<td>The leasable floor area must not exceed 80sqm</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Mineral, stone or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)</td>
<td></td>
</tr>
<tr>
<td>Mining - if the Section 1 condition is not met</td>
<td>Must not exceed a floor area of 500sqm</td>
</tr>
</tbody>
</table>
Use | Condition
--- | ---
Place of assembly (other than Amusement parlour, Nightclub, Circus, Carnival and Place of worship) | 
Plant nursery | 
Search for stone – if the Section 1 condition is not met | 
Any other use not in Sections 1 or 3 | 

Section 3 - Prohibited

Use

Amusement parlour
Animal boarding
Animal training
Brothel
Cemetery
Cinema based entertainment facility
Crematorium
Extractive industry
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Place of worship
Retail premises (other than Market, Convenience shop, Food and drink premises and Plant nursery)
Saleyard
Service station
Transport terminal
Warehouse (other than store)

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 and the hours of operation.

Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 37.01 to use land, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:
- 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.

### Subdivision

**Decision guidelines**
The following decision guidelines apply to an application for a permit under Clause 37.01 for the subdivision of land, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of the subdivision.
- The effect that the proposed subdivision may have on existing uses.
- The interface with adjoining zones, especially the relationship with residential areas.

### Buildings and works

**Application requirements**
The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - 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.
- 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.

**Decision guidelines**
The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The appearance and bulk of buildings and works having regard to adjoining zones, especially the relationship with residential areas.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.

### Signs

None specified.