

27/05/2019
C239wsea**SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ2**.

EPPING SOCCER STADIUM**Purpose**

To provide for land to be used as a soccer stadium and associated activities.

To provide buildings and works to cater for sports, recreational and social activities.

To encourage a form of development that will enhance the visual quality of the surrounding area.

1.027/05/2019
C239wsea**Table of uses****Section 1 - Permit not required**

Use	Condition
Formal outdoor recreation	
Informal outdoor recreation	
Open sports ground	
Agriculture (other than Greyhound keeping, Intensive animal husbandry and Horse stables)	
Carpark	
Mining	Must meet the requirements of Clause 52.08-2
Search for stone	Must not be costeaning or bulk sampling
Place of assembly	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than a Detached house and Caretaker's dwelling)
Brothel
Cemetery
Crematorium
Extractive industry
Hospital
Industry
Intensive animal husbandry

Use**Manufacturing sales****Shop (other than that related to sport and recreation activities)****Service station****Saleyard****Timberyard****Utility installation (other than Minor utility installation)****Warehouse****Racecourse****2.0**27/05/2019
C239wsea**Use of land**

No permit is required use land for sport, recreation and associated social activities for the purpose of a soccer stadium.

Soccer Stadium Development Plan

Before any development or use commences, a Soccer Stadium Development Plan must be prepared in accordance with the purpose of the zone to the satisfaction of the Responsible Authority. The Development Plan must be advertised and publicly displayed at the municipal offices for at least two weeks before it is considered by the responsible authority. The plan must also be displayed by giving written notice to the owners and occupiers of adjoining land. The Development Plan must be referred to the Department of Natural Resources and Environment.

When considering the Development Plan, the responsible authority should have regard to potential off site effects, including those associated with:

- lighting
- noise; and
- visual impact.

3.027/05/2019
C239wsea**Subdivision**

A permit is required to subdivide land.

An application is exempt from 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. 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 school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Before deciding on an application to subdivide or consolidate land the responsible authority must consider the provisions of the approved Development Plan and the purpose of this zone.

4.027/05/2019
C239wsea**Buildings and works**

Before deciding on an application to construct a building or carry out works the responsible authority must approve the Soccer Stadium Development Plan.

The responsible authority must consider the following details of the Soccer Stadium Development Plan:

The location and elevations of all proposed buildings;

WHITTLESEA PLANNING SCHEME

Open space, recreation, landscaping areas (including planting schedules) and works, as defined by this scheme;

The location and layout of all car parking and bus parking areas and access to and from them;

The location and layout of all pedestrian and cyclist pathways;

The stages in which the land is to be developed;

Any other works required by the responsible authority.

The plan may be amended to the satisfaction of the responsible authority.

5.0

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Signs

None specified.