

30/03/2006
C78

SCHEDULE 2 TO THE SPECIAL USE ZONE

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

ST HELIERS STREET, ABBOTSFORD

Purpose

To ensure the use and development of the land recognises and retains the environmental, historical and cultural values of the site.

1.0

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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.
Agriculture	
Education Centre	
Home Occupation	
Institutional Home	
Minor Sports and Recreation Facility	
Place of Worship	
Railway	
Road	
Mineral Exploration	
Mining	Must meet the requirements of Clause 52.08-2
Tramway	
Search for Stone	Must not be costeaning or bulk sampling

Section 2 - Permit required

Use	Condition
Attendance Centre	
Car Park	
Place of Assembly	

Section 3 - Prohibited

Use
Accommodation
Adult Sex Bookshop
Amusement Parlour
Brothel
Cemetery
Hotel
Industry

Use

Major Utility Installation

Market

Motor Racing Track

Motor Sales

Motor Repairs

Office with floor area exceeding 500m²

Petrol station

Restricted Retail Premises

Research and development enterprise

Shop

Warehouse

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Use of land

Amenity of the neighbourhood

- A use must not detrimentally affect the amenity of the neighbourhood, including through the:
 - Transport of materials, goods or commodities to or from the land.
 - Appearance of any building, works or materials.
 - Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

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 dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.

Decision guidelines

Before deciding on an application 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 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

No specific requirements.

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Buildings and works

Before deciding on any application the responsible authority must consider:

- The appearance of new buildings and works.
- The impact on buildings and / or landscape features included in the Heritage Register.
- The effect of the proposed buildings and works on the amenity of the neighbourhood.

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Advertising signs

No specific requirements