

19/01/2006
VC37

SCHEDULE 9 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as SUZ9

BUS DEPOT

Purpose

To recognise and provide for the use and development of land for a bus depot.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

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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	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Search for stone	Must not be costeaning or bulk sampling.
Vehicle store	Must be a use in connection with a bus passenger transport business.

Section 2 - Permit required

USE	CONDITION
Car park	
Mining – if the Section 1 condition is not met	
Market	
Place of assembly	
Search for Stone – if the Section 1 condition is not met	

USE	CONDITION
Store (other than Freezing and cool storage and Vehicle store)	
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

USE	
Accommodation (other than Caretaker's house)	
Agriculture (other than Apiculture)	
Brothel	
Cemetery	
Corrective institution	
Fuel depot	
Freezing and cool storage	
Leisure and recreation (other than Informal outdoor recreation)	
Motor racing track	
Pleasure boat facility	
Retail premises	
Utility installation (other than Minor utility installation)	
Vehicle store	If Section 1 condition is not met.
Warehouse (other than Store)	

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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.

Noise emission levels must not exceed the following levels:

- Public address systems 55db(A) LEQ.
- Music or concerts 65db(A) LEQ measured outside any residential property.

Application requirements

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

- The purpose of the use and the types of activities that 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.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Decision guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The effect of traffic to be generated on roads.
- The provision of car parking.
- The amenity of the adjoining area.
- The frequency of any proposed event.
- The impact of hours of operation on any proposed use on neighbouring areas, particularly with respect to night time use.

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Buildings and works

An application to construct a building or carry out works must be accompanied by the following information:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - 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.
 - Proposed landscape areas.
 - All external storage areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage, driveways, vehicle parking and loading areas.

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 movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, including the conservation of buildings, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- The availability of and connection to services.