

19/01/2006
VC37

SCHEDULE 1 TO THE SPECIAL USE ZONE

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

PRIVATE EDUCATION CENTRES, GOLF COURSES AND SPORTS GROUNDS

Purpose

To provide for land in private ownership to be used and developed as an education centre, golf course or sports ground.

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.

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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	
Education centre	
Home occupation	
Leisure and recreation (other than Major sports and recreation facility, Motor racing track, Paintball games facility, Pleasure park, and Zoo)	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Place of worship	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Car park	Must be in association with an education centre, leisure and recreation facility or place of assembly.
Child care centre	Must be in association with an education centre, leisure and recreation facility or place of assembly.
Convenience shop	Must be in association with an education centre, leisure and recreation facility or place of assembly.
Dwelling (other than Caretaker's house)	Must be in association with an education centre, leisure and recreation facility or place of assembly.
Food and drink premises (other than Hotel and Tavern)	Must be in association with an education centre, leisure and recreation facility or place of assembly.
Major sports and recreation facility (other than Race course)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Office	Must be in association with an education centre, leisure and recreation facility or place of assembly. The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Amusement parlour, Cinema, Circus, Drive-in theatre, Nightclub, and Place of worship)	
Residential building	Must be in association with an education centre, leisure and recreation facility or place of assembly.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited

USE

Accommodation (other than Dwelling and Residential building)
Agriculture (other than Apiculture)
Amusement parlour
Brothel
Cinema
Cinema based entertainment facility
Circus
Drive-in theatre
Extractive industry
Hotel
Industry
Motor racing track
Nightclub
Paintball games facility
Pleasure park
Race course
Retail premises (other than Convenience shop and Food and drink premises)
Tavern
Warehouse
Zoo

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Use of land

Application requirements

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

- 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, hours of operation and light spill.

Decision guidelines

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

- The effect the proposed use may have on existing uses.
- The effect of additional traffic on the operation, convenience and efficiency of existing roads.

3.019/01/2006
VC37**Subdivision**

Before deciding on an application to subdivide land, the responsible authority must consider:

- The interface with adjoining land, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of the zone.
- The drainage of the land.

4.019/01/2006
VC37**Buildings and works****Application requirements**

An application to construct a building or construct or carry out works must be accompanied by a plan, drawn to scale, which shows:

- The boundaries and dimensions of the site.
- Relevant ground levels.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- The layout and use of existing and proposed buildings and works, including driveways and car parking and loading areas.
- Elevation drawings indicating the colour and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and car parking and loading areas.
- Details of existing and proposed landscaping.

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 interface with adjoining land, especially the relationship with residential areas.
- The location and type of access to the site.
- The provision for car parking.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The provision of land for landscaping and beautification.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.