

19/01/2006
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ3**.

TERMINAL STATIONS**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

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.

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VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Utility installation	In accordance with an agreed Development Plan (Sub-clause 4).
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Natural Systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	

Section 2 - Permit required

USE	CONDITION
Animal Keeping (other than animal boarding)	Must be no more than four animals.
Car Park	
Convenience Shop	The leasable floor area must not exceed 80m ² .
Office	Must not exceed a floor area of 500m ² .
Any other use not in Section 1 or 3	

Section 3 – Prohibited

USE

Amusement Parlour

Animal Boarding

Animal Training

Brothel

Cemetery

Community Market

Convenience Restaurant

Crematorium

Extractive Industry

Food and Drink Premises

Horse Stables

Industry – (other than Car Wash)

Intensive Animal Husbandry

Motor Racing Track

Nightclub

Retail Premises (other than Community Market, Convenience Shop, Food and Drink Premises and Plant Nursery)

Saleyard

Service Station

Take Away Food Premises

Transport Terminal

Warehouse (other than Store)

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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 types of activities which will be carried out; and
- The likely effects, if any, on the adjacent land including noise levels, traffic and hours of operation.

Decision Guidelines

Before deciding on an application to use land, the Responsible Authority must consider the following as appropriate.

- The effect that the proposed use may have on existing uses; and

- The effect that the proposed use may have on the amenity of the neighbourhood.

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Subdivision

Application Requirements

An application to subdivide land must be accompanied by the following information as appropriate:

- The purpose of the subdivision; and
- The likely effects of the subdivision on the adjacent land.

Decision Guidelines

Before deciding on an application to subdivide land, the Responsible Authority must consider the following as appropriate:

- The effect that the proposed subdivision may have on existing uses; and
- The effect that the proposed subdivision may have on the amenity of the neighbourhood.

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Development Plan

A Development Plan is required to be formulated in consultation with responsible authorities and include the following details and considerations:

- The layout and use of existing and proposed buildings and works, driveways, car parking and loading areas;
- Construction details of all drainage works, site access arrangements, vehicle parking and loading areas;
- Details of existing and proposed landscaping, including perimeter landscaping treatments;
- The appearance and bulk of buildings having regard to the adjoining zones, especially the relationship with residential areas; and
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.