

19/01/2006
VC37**SCHEDULE 5 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ5**.

ESSENTIAL SERVICE UTILITIES**Purpose**

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.

1.0
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VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Utility installation	Must be in accordance with a Development Plan prepared to the satisfaction of the responsible authority.
Mineral exploration	
Mining	Must meet the conditions 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
Accommodation	
Agriculture	
Animal keeping (other than Animal boarding)	Must be no more than four animals
Art and craft centre	
Caretaker's house	
Car park	
Car wash	
Convenience shop	The leasable floor area must not exceed 80m ²
Home occupation	
Leisure and recreation (other than Motor racing track)	
Mineral, stone or Soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)	
Mining	If the Section 1 condition is not met
Office	Must not exceed a floor area of 500 m ²
Place of assembly (other than Amusement parlour, Nightclub)	
Plant nursery	
Search for stone	If Section 1 condition is not met
Utility installation	If Section 1 condition is not met
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****Freeway service centre****Horse stables****Industry****Intensive animal husbandry****Motor racing track****Nightclub****Retail premises (other than Convenience shop and Plant nursery)****Saleyard****Service Station****Transport terminal****Warehouse (other than store)****2.0**19/01/2006
VC37**Development plan**

A Development Plan is required to be prepared to the satisfaction of the Responsible Authority 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;
- the effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing and privacy.

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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 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:

- 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:

- 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:

- 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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Buildings and works

A permit is not required to construct a building or to construct or carry out works in accordance with a Development Plan, which has been prepared to the satisfaction of the Responsible Authority in accordance with paragraph 2.0 to this Schedule.