

19/01/2006  
VC37

**SCHEDULE 4 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ4**

**OAKLEIGH RSL SITE**

**Purpose**

To provide for a limited range of uses compatible with the environs of the RSL site.

**1.0**

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**Table of uses**

**Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
Caretaker's house	
Leisure and recreation (other than Motor racing track, Paintball games facility, Pleasure park, Race course, and Zoo)	
Office	
Place of assembly (other than Amusement parlour, Cinema, Circus, Drive-in theatre, and Nightclub)	
Utility installation (other than Minor utility installation and Telecommunications facility)	

## Section 3 - Prohibited

### USE

Accommodation (other than Caretaker's house)

Agriculture (other than Apiculture)

Amusement parlour

Cinema

Circus

Drive-in theatre

Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)

Motor racing track

Nightclub

Paintball games facility

Pleasure park

Race course

Zoo

Any other use not in Section 1 or 2

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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.

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### 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.

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### **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.