

06/10/2016
C35**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**Mount Baimbridge Road, Hamilton****Purpose**

To provide for the use and development of the land for joinery works, trade supplies and associated ancillary activities.

To ensure that the use and operation of the site does not detrimentally affect the general amenity of the surrounding area.

1.006/10/2016
C35**Table of uses****Section 1 - Permit not required**

Use	Condition
Informal outdoor recreation	
Industry	Must meet the requirements of Clause 2.0 of this schedule. Must be for a joinery works.
Mineral exploration	
Minor utility installation	
Trade supplies	Must meet the requirements of Clause 2.0 of this schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Caretaker's house and Dependent person's unit)
Brothel
Industry (if the section 1 condition is not met)
Office
Retail premises (other than Trade supplies)
Saleyard
Service Station
Transport Terminal
Veterinary centre

2.0 Use of land

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A permit is not required to use land for a joinery works in accordance with this clause.

For the purpose of this schedule, a joinery works means an industrial premises used for the fabrication and installation of timber cabinetry, furniture, windows, stairs and mouldings etc for domestic and commercial use.

The use of land shall generally be in accordance with plans prepared to the satisfaction of the Responsible Authority.

The development hereby permitted shall not cause nuisance or injury to, or prejudicially affect the amenity of locality, by reason of the emission of noise, vibration, odour, or dust.

Noise levels emanating from the land shall not exceed limits set in accordance with State Environment Protection Policy No. N1.

The premises shall only be used for the purposes of a joinery works between the following hours:-

Mondays to Fridays 7:00 am – 9:00 pm (excluding public holidays)

Saturdays 7:00 am – 5:00 pm (excluding public holidays)

3.0 Subdivision

19/01/2006
VC37

An application must be referred under Section 55 of the Act to the following relevant authorities:

- water, drainage, sewerage authority
- electricity supply or distribution authority
- gas supply authority
- telecommunications authority.

4.0 Buildings and works

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The layout of the site and the dimensions and design of all buildings and works shall generally be in accordance with plans prepared to the satisfaction of the Responsible Authority.

Sewage, sullage or other liquid waste which may arise from the use and development hereby permitted shall be treated in the manner satisfactory to the Environment Protection Authority and the Responsible Authority.

All solid wastes including saw dust arising from the use and development hereby permitted shall be effectively collected and either removed from the site or treated in such a manner on site which will not create fumes, odours, smoke or dust.

All mechanical ventilation to be provided with filters to prevent dust emission from the factory.

The development shall not cause nuisance or injury to, or prejudicially affect the amenity of locality, by reason of the emission of noise, vibration, odour, or dust.

Any building or structure to be constructed over a sewerage main shall require the prior approval of the Water Authority and such buildings or structures shall comply with any conditions as required by that authority.

The landscaping of the site shall be planted and maintained to the satisfaction of the Responsible Authority.

The area set aside for driveways and parking of vehicles as delineated on the plans shall be formed, drained and sealed with an all weather seal coat which shall be capable of being line marked and maintained in such a manner to clearly define each parking space and the direction of movement of traffic to the satisfaction of the Responsible Authority.

The driveways within eight metres of the adjacent properties shall be of cement or bituminous asphalt surface to reduce the effect of traffic noise on adjacent lands.

All external lighting of the site, including car parking areas and buildings, shall be located, directed and shielded and of such limited so that no nuisance is caused to adjoining or nearby residents.

5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 2.