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## SCHEDULE 3 TO THE SPECIAL USE ZONE

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

### 14 FEDERATION STREET, BOX HILL

#### Purpose

To provide for future use and development of 14 Federation Street Box Hill (specifically the Stage 2 and Stage 3 areas as shown on the map included in this schedule), in accordance with the Statements of Environmental Audit issued by Phillip Leigh Sinclair of Coffey Geosciences Pty Ltd dated 24 January 2006 or any subsequent Statements of Environmental Audit.

To ensure use and development has regard to the environmental issues related to the former use of the site as landfill.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

To provide an interim zone to recognise that the land may have potential for long term residential use in accordance with appropriate Statements and Certificates of Environmental Audit, development plans approved by the responsible authority and a future rezoning.

#### 1.0

#### Table of uses

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#### Section 1 - Permit not required

USE	CONDITION
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 2 animals.
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Carnival</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Circus</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Informal outdoor recreation</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.

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**Minor utility installation**

**Natural systems**

**Railway**

**Road**

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**Search for stone** Must not be costeaning or bulk sampling.

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**Telecommunications facility** Buildings and works must meet the requirements of Clause 52.19.

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**Tramway**

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**Section 2 - Permit required**

USE	CONDITION
<b>Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)</b>	
<b>Animal keeping (other than Animal boarding) – if the Section 1 condition is not met</b>	Must be no more than 5 animals.
<b>Caretaker's house</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Community market</b>	
<b>Education centre (other than Primary school)</b>	
<b>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</b>	
<b>Medical centre</b>	
<b>Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)</b>	
<b>Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Drive-in theatre, Exhibition centre, and Nightclub)</b>	
<b>Plant nursery</b>	
<b>Restaurant</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	

## Section 3 - Prohibited

### USE

**Accommodation (other than Caretaker's house)**  
**Amusement parlour**  
**Animal boarding**  
**Animal training**  
**Child care centre**  
**Cinema**  
**Drive-in theatre**  
**Exhibition centre**  
**Extractive industry**  
**Horse stables**  
**Industry**  
**Intensive animal husbandry**  
**Motor racing track**  
**Nightclub**  
**Office (other than Medical centre)**  
**Primary school**  
**Retail premises (other than Community market, Restaurant, and Plant nursery)**  
**Any other use not in Section 1 or 2**

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## 2.0

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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 the types of activities that will be carried out.
- The likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.
- Details of measures to address/implement ongoing remediation and site management responsibilities.
- Any Environmental Audit Report, Environmental Improvement Plan or Site Management Plan relating to the land to be developed.

#### Decision guidelines

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

- The effect that the proposed use may have on existing uses.
- The effect that the proposed use may have on the amenity of the neighbourhood.
- Any environmental audit, certificate or statement provided for the land.
- Whether the proposed use appropriately responds to the environmental issues related to the former use of the site as landfill.

### **3.0 Subdivision**

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#### **Application requirements**

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

- The purpose of the subdivision.
- 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, as appropriate:

- The effect that the proposed subdivision may have on existing uses.
- The effect that the proposed subdivision may have on the amenity of the neighbourhood.
- Any environmental audit, certificate or statement provided for the land.

### **4.0 Buildings and works**

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#### **Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- 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.
- Measures to address the environmental issues associated with the land as identified in any Environmental Audit/s as part of any development, including on-going management requirements.

### **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.
- Any environmental audit, certificate or statement provided for the land.
- Whether the proposed buildings and works appropriately respond to the environmental issues related to the former use of the site as landfill.

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