

25/07/2008
C75**SCHEDULE 1 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ1**.**SPORTSGROUNDS AND RELIGIOUS ESTABLISHMENTS****Purpose**

To provide for areas in private ownership to be used as private sports grounds and religious institutions.

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

To ensure that future development on these sites include the provision of suitable land or space for open space accessible to the public, recreation trails in accordance with Council objectives, and vehicular access and arrangements for adequate parking.

To ensure that future development of these sites is integrated with strategic Council planning for the Footscray Business Centre and the Maribyrnong Valley.

1.025/07/2008
C75**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Education centre	Must be in accordance with the Incorporated Document "Whitten Oval Redevelopment Victoria University, July 2008"
Mining	Must meet the conditions of Clause 52.08-2
Minor utility installation	
Natural systems	
Office	Must be in accordance with the Incorporated Document "Whitten Oval Redevelopment, October 2007"
Place of worship	Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Road Zone.
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent person's unit and Dwelling)	
Bed and breakfast	<p>No more than 5 persons may be accommodated away from their normal place of residence.</p> <p>At least two car parking spaces must be provided.</p> <p>Any bed and breakfast sign must not exceed 0.2 square metre.</p>
Dependent person's unit	Must be the only dependent person's unit on the lot.
<p>Dwelling (other than Bed and breakfast)</p> <p>Home occupation</p> <p>Informal outdoor recreation.</p>	
Industry	Must not be a purpose listed in the table to Clause 52.10.
<p>Leisure and recreation (other than informal outdoor recreation)</p> <p>Mineral, stone, or soil extraction (other than Extractive Industry, Mineral exploration , Mining, and Search for Stone)</p> <p>Mining – if the Section 1 condition is not met</p>	
Office	The office must be related to the sportsground or religious institution.
<p>Place of assembly (other than Place of worship)</p> <p>Place of worship – if the Section 1 condition is not met</p> <p>Retail premises (other than Shop and Trade Supplies)</p> <p>Search for stone – if the Section 1 condition is not met</p>	
Shop (other than Adult sex bookshop)	The shop must be related to the sportsground or religious institution.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE

Adult sex bookshop

Brothel

Extractive industry

Trade Supplies

Warehouse

Utility installation (other than Minor utility installation)

2.0

19/01/2006
VC37

Use of land

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

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 which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land for required for immediate use.
- The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.019/01/2006
VC37**Subdivision****Decision guidelines**

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

- The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The interface with adjoining zones, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

4.019/01/2006
VC37**Buildings and works****Permit requirement**

A permit is not required to construct a building or construct or carry out works which internally rearrange buildings.

Application requirements

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

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

An application for any of the following must also be accompanied by a neighbourhood and site description and design response as described in Clause 54 and 55:

- To construct or extend one dwelling on a lot of less than 300 square metres.
- To construct a dwelling if there is at least one dwelling on the lot.

- To construct two or more dwellings on a lot.
- To extend a dwelling if there are two or more dwellings on the lot.
- To construct or extend a residential building.

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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of fronts and backs of building and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- Clauses 54 and 55. This does not apply to a development of five or more storeys, excluding a basement.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

5.0

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Car parking

In relation to the land known as the Whitten Oval at 417 Barkly Street, Footscray, car parking must be provided for the following use in accordance with the following rate:

Education centre/Tertiary institution	0 spaces
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