

19/01/2006  
VC37**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ2**.

**UTILITY INSTALLATIONS****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  
19/01/2006  
VC37**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
Utility installation	
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**

<b>USE</b>	<b>CONDITION</b>
Accommodation	
Agriculture	
Home occupation	
Animal keeping (other than Animal boarding)	Must not be more than four animals
Caretaker's house	
Convenience shop	The leasable floor area must not exceed 80m <sup>2</sup>

USE	CONDITION
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 500m <sup>2</sup>
Place of assembly (other than Amusement parlour, Nightclub and Place of worship)	
Plant Nursery	
Search for stone – if the Section 1 condition is not met	
Any other use not in Sections 1 or 3	

## Section 3 - Prohibited

### USE

Amusement parlour

Animal boarding

Animal training

Brothel

Cemetery

Cinema based entertainment facility

Crematorium

Extractive industry

Horse stables

Industry (other than Car wash)

Intensive animal husbandry

Motor racing track

Nightclub

Place of worship

Retail premises (other than Community market, Convenience shop, Food and drink premises and Plant nursery)

Saleyard

Service station

Transport terminal

Warehouse (other than store)

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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 which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic and the hours of operation.

### Decision guidelines

Before deciding on an application to use land, the responsible authority must consider the following 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.

**3.0**19/01/2006  
VC37**Subdivision****Decision guidelines**

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

- The purpose of the subdivision.
- The effect that the proposed subdivision may have on existing uses.
- The interface with adjoining zones, especially the relationship with residential areas.

**4.0**19/01/2006  
VC37**Buildings and works****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.
  - 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.
- 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.

**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 appearance and bulk of buildings and works having regard to 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.