

19/01/2006
VC37

SCHEDULE 1 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1**.

PRIVATE SPORTS GROUNDS

Purpose

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

To encourage the orderly planning and development of these facilities in a manner which does not adversely affect the amenity of the neighbourhood.

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Caretaker's house	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08
Minor sports and recreation facility	
Place of worship	
Road	
Railway	
Search for stone	Must not be costeaning or bulk sampling
Tram	

Section 2 - Permit required

USE	CONDITION
Car park	
Mining – if the Section 1 condition is not met	
Minor utility installation	
Place of assembly (other than Place of worship)	
Search for stone – if the Section 1 condition is not met	

Section 3 - Prohibited

USE

Any other use not in Sections 1 or 2

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Use of land

Amenity of the neighbourhood

A use must not adversely 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, dust, waste water or waste products.

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 nearby land including noise levels, traffic, hours of operation, light spill, solar access and glare.
- The means of maintaining areas not required for immediate use.

Exemption from notice and appeal

Any application to use land for this purpose is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82 (1) of the Act.

Decision guidelines

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

- The effect existing uses may have on the proposed use.
- The interface with adjoining zones, especially the relationship with residential areas.
- The effect of the use on the amenity of the neighbourhood, including effects of noise, lighting and overshadowing.
- The provision of car parking and effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

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Subdivision

Exemption from notice and appeal

Any application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82 (1) of the Act.

Decision guidelines

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

- The interface with adjoining zones, especially the relationship with residential areas.
- The drainage of the land.
- The availability of and connection to services.
- 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 this zone.

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Buildings and works

Permit requirement

A permit is not required to:

- Alter electrical or gas services or telephone lines.
- Alter plumbing services which do not affect the drainage of the land.

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.

Exemption from notice and appeal

Any application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82 (1) of the Act.

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 effect of the proposed buildings and works on the amenity of the neighbouring properties.
- The provision of landscaping.
- The provision of access and car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, including the access from the street front, the treatment of fronts and backs of buildings and their appurtenances (associated outbuildings), 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 solar access.