

19/01/2006
VC37

SCHEDULE 2 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ 2**.

PRIVATE MINOR SPORTS AND RECREATION FACILITIES

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for areas of minor sports and recreation facilities operated by private clubs and associations.

1.0
19/01/2006
VC37

Table of uses

Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Informal Outdoor Recreation	
Mineral Exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Car Park	Must be associated with a Section 2 use. Must meet the requirements of Clause 52.06.
Minor sports and Recreation Facility	
Minor utility installation	
Office	Must be in conjunction with a recreational facility or place of assembly. Must not exceed 100m ² in floor area.
Place of assembly	

Section 3 - Prohibited

USE

Any use not in Section 1 or 2 of this table

2.0

19/01/2006
VC37

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the emission of noise and artificial light

Decision guidelines

Before deciding on an application for the use of land, the responsible authority must consider:

- The impact of the proposed use on the residential and recreational amenity of the locality.
- The nature, type and extent of ancillary uses to the recreational or sporting facility;
- The intensity of the proposed use;
- The impact of the proposed use with regards to traffic generation, and whether additional traffic management programs will be required.
- The times of use.

3.0

19/01/2006
VC37

Subdivision

A permit is required to subdivide land.

Land must not be subdivided for a purpose other than for the use and development of a Minor Sports and Recreational Facility.

Land must not be subdivided until a development plan showing the proposed use and development of the whole site is approved by the responsible authority. The development plan may be subsequently amended to the satisfaction of the responsible authority.

A Section 173 Agreement and the provision of a bond prior to the subdivision of land may be required to ensure the development of recreational facilities, and to ensure the ongoing management of open space, landscaping, infrastructure and recreational facilities to the satisfaction of the responsible authority.

A subdivision application must be referred to a referral authority listed in Clause 66.

Application Requirements

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:

- Promotes the purpose of this zone.
- Responds to the Decision Guidelines for this zone.

Decision guidelines

Before deciding on an application for the subdivision of land, the responsible authority must consider, as appropriate:

- The impact of propose subdivision with regards to traffic generation, and whether additional traffic management programs will be required;
- The layout and design of proposed access points, roads, access tracks and pedestrian links;
- The location, design and capacity of existing and proposed infrastructure services including gas, water, drainage, telecommunications, and sewerage facilities.

4.0

19/01/2006
VC37

Buildings and works

A permit is required to construct a building or to construct or carry out works for any use in Sections 1 and 2 of the Table to this Schedule, unless they are in accordance with an approved development plan.

Decision guidelines

Before deciding on an application to construct a building or carry out works, the responsible authority must consider, as appropriate:

- The impact of the proposed use or development on the residential and recreational amenity of the locality;
- The intensity of the proposed development;
- The impact of the proposed development with regards to traffic generation, and whether additional traffic management programs will be required;
- The protection and enhancement of the natural and built environments and the urban landscape character of the area, including the retention of vegetation, cultural features and vistas, and the need to minimise the impact of the proposed development;
- The massing, scale, design and colour of buildings and their ancillary works;
- Any advertising sign, entrances, gateways or marketing features proposed;
- The layout and design of proposed roads, access tracks, parking spaces and pedestrian routes having regard to pedestrian and vehicular safety and accessibility;
- The location, design, and capacity of existing and proposed infrastructure services including gas, water drainage, telecommunications, and sewerage facilities;
- The proposed location, extent and character of landscaping;
- The likely effect on the natural physical attributes of the land including drainage;
- Any other matters which the responsible authority considers to be in the interest of the conservation and enhancement of the character of the area for its natural scenic beauty or cultural importance.

5.0

19/01/2006
VC37

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 5.