

19/01/2006  
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3****PRIVATE SPORTS GROUNDS AND RELIGIOUS AND EDUCATIONAL INSTITUTIONS****Purpose**

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

To ensure that development of private sports grounds and religious and educational institutions 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>
<b>Agriculture (other than Animal husbandry)</b>	
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Education centre</b>	
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Nursing home</b>	
<b>Open sports ground</b>	
<b>Place of worship</b>	
<b>Road</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling.
<b>Tramway</b>	

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
<b>Animal husbandry</b>	
<b>Car park</b>	Must be in conjunction with another use in Section 1 or 2.
<b>Dwelling</b>	Must be in association with an Education centre, Nursing home or Place of worship.
<b>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, Open sports ground and Motor racing track)</b>	
<b>Major sports and recreation facility</b>	The facility must not provide seating for more than 76,000 people at a sporting event.
<b>Mineral, stone or soil extraction (other than Mineral exploration, Mining, and Search for stone)</b>	
<b>Office</b>	The leaseable floor area must not exceed 500 square metres.
<b>Place of assembly (other than Amusement parlour, and Place of worship)</b>	
<b>Residential building (other than Nursing home)</b>	Must be in association with an Education centre, Open sports ground or Place of worship.
<b>Residential village</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

<b>USE</b>
<b>Accommodation (other than Dwelling, Nursing home, Residential building, and Residential village)</b>
<b>Amusement parlour</b>
<b>Brothel</b>
<b>Extractive industry</b>
<b>Industry</b>
<b>Motor racing track</b>
<b>Research centre</b>
<b>Retail premises</b>
<b>Service station</b>
<b>Utility installation (other than Minor utility installation)</b>
<b>Warehouse</b>

**2.0**19/01/2006  
VC37**Use of Land****Application Requirements**

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

- a master plan for the site which has been approved by the responsible authority;
- the purpose of the use and types of activities which will be carried out; and
- the likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.

**Decision Guidelines**

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

- the effect that existing uses may have on the proposed uses; and
- the effect that the proposed use may have on the amenity of the neighbourhood.

**3.0**19/01/2006  
VC37**Subdivision****Permit Requirement**

A permit is required to subdivide land.

**Exemptions**

An application 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. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

**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; and
- 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.

19/01/2006  
VC37

## 4.0 Building and Works

### Application Requirements

A permit is required to construct a building or construct or carry out works. 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;
- a plan, drawn to scale, which shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels.
  - Location, height and purpose of buildings and works on adjoining land.
  - The layout and use of existing and proposed buildings and works.
  - The location and layout and access to and from all car parking areas and, as appropriate, a management plan for operating and maintaining the car parking areas.
  - Elevation drawings to scale indicating the colour and materials of all proposed buildings and works.
  - Details of proposed landscaping.
  - Vehicle and pedestrian entry/exit points for the site.
  - where required, details of any noise control measures.
  - where required, a traffic management plan which includes traffic management and traffic control works considered necessary.

### Exemption

An application to construct a building or construct or carry out works that is generally in accordance with a master plan incorporated in the planning scheme or approved by the responsible authority 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:

- a master plan for the site approved by the responsible authority;
- the interface with adjoining zones, especially the relationship with residential areas;
- the location and type of access to the site;
- the provision and location of car parking;
- the appearance and bulk of buildings, having regard to the adjoining zones, especially the relationship with residential areas;

- the provision for landscaping;
- the movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport;
- the impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works; and
- the effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, building bulk and privacy.

## **5.0 Advertising Signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.