

27/05/2010
C86**SCHEDULE 6 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ6**.

Lowther Hall Anglican Grammar School Education Centre and Sporting Campus**Purpose**

To implement the State Planning Policy Framework and Local Planning Policy Framework, including municipal strategic statement and local planning policies.

To provide for the continued use and development of the land in accordance with an approved Master Plan.

To protect and enhance natural resources and the biodiversity of the area.

To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

To ensure that the scale of use is compatible with the non-urban character of the surrounding metropolitan green wedge land.

1.027/05/2010
C86**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Animal keeping (other than animal boarding)	Must be no more than 2 animals.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Bed & breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Car park	Must be generally in accordance with a Master Plan approved by the responsible authority.
Carnival Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Geothermal energy extraction	Must meet the requirements of Clause 52.08-4.
Home occupation	

USE	CONDITION
Indoor recreation facility	Must be generally in accordance with a Master Plan approved by the responsible authority.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Outdoor recreation facility	Must be generally in accordance with a Master Plan approved by the responsible authority.
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Agriculture (other than animal keeping, apiculture, Intensive animal husbandry and timber production)	
Community market	
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.06- 2.
Dwelling (other than bed & breakfast)	Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling. Must meet the requirements of Clause 35.06-2.

USE	CONDITION
Education centre	<p>Must not be on land covered by the Melbourne Airport Environs Overlay Schedule 1 (MAEO1)</p> <p>Must be generally in accordance with a Master Plan approved by the responsible authority.</p>
Emergency services facility	
Freezing and cool storage	The goods stored must be agricultural produce, or products used in agriculture.
Group Accommodation	<p>Must be in conjunction with Agriculture, Rural Industry or Winery.</p> <p>Must be no more than 6 dwellings.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to the zone. If no area is specified, the lot must be at least 40 hectares. This condition only applies to land in Metropolitan Melbourne.</p>
Host farm	
Interpretation centre	
Mineral, stone or soil extraction (other than Mineral exploration, Mining, and search for stone)	
Plant nursery	
Pleasure boat facility	
Primary produce sales	
Residential hotel	<p>Must be in conjunction with Agriculture, Rural Industry or Winery.</p> <p>The number of bedrooms must not exceed the number specified in a schedule to the zone or 80 bedrooms, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to the zone. If no area is specified, the lot must be at least 40 hectares. This condition only applies to land in Metropolitan Melbourne.</p>

USE	CONDITION
Restaurant	<p>Must be used in conjunction with Agriculture, Rural industry, or Winery.</p> <p>The number of patrons present must not exceed the number specified in a schedule to the zone or 150 patrons, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. This condition only applies to land in Metropolitan Melbourne.</p>
Rural industry (other than Abattoir and Sawmill)	
Rural store	
Timber production	Must meet the requirements of Clause 52.18.
Utility installation (other than Minor utility installation and telecommunications facility)	
Wind energy facility	
Winery	

Section 3 - Prohibited

USE
Abattoir
Accommodation (other than Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential hotel)
Animal boarding
Industry (other than Rural industry)
Intensive animal husbandry
Leisure and recreation (other than Informal outdoor recreation, indoor recreation facility and outdoor recreation facility)
Retail premises (other than Community market, Plant nursery, Primary produce Sales and Restaurant)
Place of assembly (other than Carnival and Circus)
Sawmill
Warehouse (other than Freezing and cool storage, and Rural store)
Any other use not in Sections 1 or 2

2.0

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Master Plan

Before a new use or development commences a Master Plan must be approved to the satisfaction of the responsible authority.

Before the approval of the Master Plan, or any amendments to the Master Plan, the responsible authority must consider the views of Australia Pacific Airports (Melbourne).

Details of landscaping must be included in the Master Plan and must exclude potential bird attracting species. The *Melbourne Airport Urban Landscape Plantings* guide should be used as a reference to determine appropriate landscape species. The views of Australia Pacific Airports (Melbourne) must be considered in relation to the landscape species.

3.0

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Application requirements for use of land

An application to use land must be generally in accordance with the approved Master Plan and accompanied by the following information as appropriate:

- The purpose of the use and types of activities which will be carried out; and
- The likely effects, if any, on the adjoining land including noise levels, traffic and hours of operation and spill of light.

4.0

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Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles;
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970;
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes;
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit

5.0

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Subdivision

A permit is required to subdivide land.

Each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided so as to increase the number of lots. The agreement must be registered on title. The requirement to enter into an agreement only applies to a lot which could be further subdivided in accordance with this scheme.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation

6.027/05/2010
C86**Long term lease or licence for Accommodation**

A permit is required to lease or licence a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation.

Each portion of a lot leased or licensed for the purpose of Accommodation must be at least 40 hectares.

This provision only applies to land in Metropolitan Melbourne.

7.027/05/2010
C86**Buildings and works**

A permit is not required to construct or carry out any buildings and works other than:

- A building which is within any of the following setbacks:
 - 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.
 - 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.
 - 20 metres from any other road.
 - 5 metres from any other boundary.
 - 100 metres from a dwelling not in the same ownership.
 - 100 metres from a waterway, wetlands or designated flood plain.
- A building or works associated with a use in Section 2 of this clause other than:
 - An alteration or extension to an existing dwelling if the floor area is no more than the 50 square metres.
 - An out-building associated with an existing dwelling provided the floor area of the out-building does not exceed 50 square metres.
 - An alteration or extension to an existing building used for agriculture with a floor area of no more than 50 square metres. The building must not be used to keep, board, breed or train animals.
 - A rainwater tank.

Application Requirements

An application to construct a building or to construct or carry out works must be accompanied by:

- A written assessment of the proposal against the provisions of the Brimbank Planning Scheme;
- Plans drawn to scale, which show:
 - The boundaries and dimensions of the site;
 - Relevant ground levels;
 - Adjoining roads;
 - The location, height and purpose of buildings and works on the subject land;
 - The location, height and purpose of buildings and works on adjoining land;
 - The layout and use of existing and proposed buildings and works, including driveways and car parking and loading areas;

- Elevation drawings including a schedule of the colour, finishes and construction materials of all proposed buildings and works;
- Construction details of all drainage works, driveways and car parking and loading areas;
- A schedule of existing and proposed landscaping of the site, including a maintenance programme for the landscaped areas.

Exemption from notice and review

An application to construct or carry out works for an education centre generally in accordance with a Master Plan 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 review rights of Section 82(1) of the Act.

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Decision Guidelines

Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General Issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this Schedule.
- The Master Plan approved under Clause 2.0 of this Schedule.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.
- Whether the proposed use of the site has regard for the amenity of the neighbourhood.
- Any traffic or parking issues which will result from the proposal.
- The views of Australia Pacific Airports (Melbourne) for applications for use of land as an education centre.

Rural Issues

- The environmental capacity of the site to sustain the proposal.
- The need to prepare an integrated land management plan where a rural enterprise is proposed.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

Environmental Issues

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and Siting Issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on adjoining land uses, the Maribyrnong River Valley and the Calder Freeway.
- The need to ensure that new buildings are of a high quality articulated design that responds appropriately to the topography of the site.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.
- The need for earthworks, waste and sediment created during the construction to be managed to minimize environmental impacts.

9.0

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Advertising signs

Advertising sign requirements are at Clause 52.05. This Schedule is in Category 4.