

05/04/2012
C154**SCHEDULE 6 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ6**.**PRIVATE EDUCATION FACILITY****Purpose**

To provide for areas in private ownership to be used for an education centre.

To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

1.005/04/2012
C154**Table of uses****Section 1 - Permit not required**

Use	Condition
Accommodation	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority. Must be in conjunction with use of the land for an education centre.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Child care centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Education centre	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Home occupation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority
Minor utility installation	
Natural systems	
Place of worship	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Use	Condition
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, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding)	Must be no more than four animals.
Car wash	
Community market	
Convenience shop	
Food and drink premises	
Leisure and recreation (other than Minor sports and recreation facility and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Office	The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Amusement parlour, Nightclub, and Place of worship)	
Plant nursery	
Store	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation – if the Section 1 condition is not met
Amusement parlour
Animal boarding
Animal training
Brothel
Cemetery
Crematorium
Extractive industry
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Retail premises (other than Community market, Convenience shop, Food and drink premises, and Plant nursery)
Saleyard
Service station
Transport terminal
Warehouse (other than Store)

2.0
05/04/2012
C154

Use of land

Application requirements

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

- Any master plan for the site prepared to the satisfaction of the responsible authority.
- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjacent land including noise levels, traffic and hours of operation.

Exemption from notice and review

An application to use land that is in accordance with a master plan prepared to the satisfaction of 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.

Decision guidelines

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

05/04/2012
C154

Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, 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.

4.0

05/04/2012
C154

Buildings and works

Permit requirement

A permit is not required to construct or carry out:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground or sporting equipment.
- Planting or landscaping.

Application requirements

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 prepared to the satisfaction of the responsible authority and the requirements of the Roads Corporation.
- A plan, drawn to scale, which shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - Adjoining roads.
 - 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 indicating the colour and materials of all proposed buildings and works.
 - Construction details of all drainage works, driveways and car parking and loading areas.
 - Details of existing and proposed landscaping.

An application to use or develop land within 200 metres of a gas pipeline must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Department of Primary Industries.

Exemption from notice and review

An application to construct a building or construct or carry out works that is in accordance with a master plan prepared to the satisfaction of 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.

Decision guidelines

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

- The interface with adjoining land, especially the relationship with residential areas.
- The appearance and bulk of buildings having regard to the adjoining land, 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.
- The provision of land for landscaping and beautification.
- The location and type of access to the site.
- The views of the Roads Corporation where there is a change in the intensity of the use or a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The safe movement of pedestrians and cyclists across nearby road and rail corridors including at rail level crossings.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.