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## SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

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

### CORNISH COLLEGE, 65 RIVEREND ROAD, BANGHOLME

#### Purpose

To provide for the use and development of the land for the purposes of an education centre and child care centre (kindergarten) generally in accordance with the Cornish College – Concept Plan in Diagram 1 to this schedule.

To encourage use and development that is consistent with sustainable land management practices.

To protect and enhance the biodiversity of the area.

#### 1.0

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#### Table of uses

##### Section 1 - Permit not required

Use	Condition
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 5 animals.
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Carnival</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Child care centre (kindergarten)</b>	Must meet the requirements of Clause 2.0 in this schedule. Must be generally in accordance with the Cornish College –Concept Plan in Diagram 1 to this schedule, to the satisfaction of the responsible authority. The total number of persons enrolled at the education centre and child care centre (kindergarten) at any time must not exceed 900.
<b>Circus</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Crop raising (other than Rice growing and Timber production)</b>	
<b>Education centre</b>	Must meet the requirements of Clause 2.0 in this schedule. Must be generally in accordance with the Cornish College –Concept Plan in Diagram 1 to this schedule, to the satisfaction of the responsible authority. The total number of persons enrolled at the education centre and child care centre (kindergarten) at any time must not exceed 900.
<b>Extensive animal husbandry</b>	
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	

<b>Use</b>	<b>Condition</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>Railway</b>	
<b>Road</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling.
<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19.
<b>Tramway</b>	

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Animal keeping, Apiculture, Broiler farm, Cattle feedlot, Crop raising and Extensive animal husbandry)</b>	
<b>Animal boarding</b>	
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2.of this schedule
<b>Dwelling (other than Bed and breakfast)</b>	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 2 of this schedule.
<b>Market</b>	
<b>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</b>	
<b>Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in-theatre, and Nightclub)</b>	
<b>Plant nursery</b>	
<b>Primary produce sales</b>	
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	

**Section 3 – Prohibited**

<b>Use</b>
<b>Any other use not in Section 1 or 2</b>

**2.0**13/07/2017  
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A lot used for a dwelling, child care centre or education centre must meet the following requirements:

- Access to the dwelling, child care centre or education centre must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling, child care centre or education centre 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, child care centre or education centre 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, child care centre or education centre must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The consistency with the Cornish College –Concept Plan in Diagram 1.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated and/or infrastructure to be installed.
- The use is consistent with the *Green Wedge Management Plan (revised January 2017)*

**3.0**15/05/2014  
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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.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

**4.0**13/07/2017  
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The following requirements apply to construct a building or construct or carry out works:

- Any building or works associated with an Education centre and Child care centre (kindergarten) must be generally in accordance with the Cornish College – Concept Plan in Diagram 1 to this schedule, to the satisfaction of the responsible authority.

**Diagram 1 – Cornish College Concept Plan**



The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate and relevant to the stage and scope of the development sought, to the satisfaction of the responsible authority:

- The boundaries and dimensions of the site.
- Ground levels.
- Adjoining roads.
- 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 building and works.
- Details of existing and proposed landscaping.

- A Traffic Impact Assessment and Management plan to the satisfaction of the responsible authority.
- A community engagement management plan (prepared in consultation with Melbourne Water) to provide communication with students, families and staff about the potential odours from the Eastern Treatment Plant.

An application to construct a building or construct or carry out works associated with an Education centre and Child care centre (kindergarten) which is generally in accordance with the Cornish College –Concept Plan in Diagram 1 to this schedule, 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.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The consistency with the Cornish College –Concept Plan in Diagram 1.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated and/or infrastructure to be installed.
- The development is consistent with the *Green Wedge Management Plan (revised January 2017)*

## 5.0

### Advertising signs

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