

19/01/2006
VC37**SCHEDULE 4 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ4**.

MILDURA HOSPITAL**Purpose**

To encourage the development of a hospital to international best practice standard.

To ensure that development and use of the hospital occurs with minimum negative impact on surrounding land uses.

To encourage a form of development that will enhance the visual quality of the surrounding area.

To provide for health facilities necessary for the operation of a major regional hospital.

To provide staff and student facilities for the teaching of medical and allied disciplines.

1.0
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VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Hospital	Must be in accordance with a Hospital Development Plan
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Natural systems	
Search for stone	Must not be costeaning or bulk sampling

Section 2 - Permit required

USE	CONDITION
Any use not in Sections 1 or 3	

Section 3 - Prohibited

USE

Brothel

Cemetery

Cinema based Entertainment facility

Crematorium

Freeway service centre

Funeral parlour

Industry

Office

Retail premises

Place of assembly (other than Exhibition centre, Function centre, Hall, Library and Place of worship)

Pleasure boat facility

Saleyard

Service Station

Transport terminal

Warehouse

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Hospital Development Plan

Before development or use of a hospital and associated facilities commences a Hospital Development Plan must be prepared in accordance with the purpose of the zone to the satisfaction of the Minister for Planning.

The Hospital Development Plan must be advertised and publicly displayed at the Municipal Offices for at least 14 days.

The Minister for Planning must consult with the Responsible Authority before approving the Hospital Development Plan. The Minister for Planning may approve the Hospital Development Plan 14 days after completion of public display of the plan.

When considering the Hospital Development Plan, the Minister for Planning and the Responsible Authority should have regard to:

- Potential off site effects including those associated with:
 - traffic;
 - noise
 - visual impacts
 - the effect of existing land use on the hospital; and
 - the effect of the hospital on existing land use and service infrastructure.

The Hospital Development Plan should provide for:

- landscaping of the subject land;
- access to the site (pedestrian and vehicular, including emergency, service, staff and visitor vehicles);
- Any other information requested by the Responsible Authority.

The Hospital Development Plan must include:

- Site plans at a scale of not less than 1:500 showing the proposed location, type, design and where appropriate, the height and colour of all buildings and works; including:
 - all fencing;
 - all lighting, including intensity of lighting;
 - proposed parking areas and road ways;
 - the location, size and form of signage to be erected;
 - type of wall and roofing material;
 - setback to site boundaries and relationship with surrounding built and natural environment.
- An assessment of principal view corridors into the site and any proposed means of ameliorating adverse visual impacts.
- A description, including appropriate plans of the proposed landscape treatment of the site, including:
 - the design approach upon which the landscaping is based;
 - location and type of vegetation to be retained;
 - location of proposed planting including schedule of plants;
 - the proposed sequencing of landscaping works including plantings.

Erosion and sediment control during site works should conform with the Environment Protection Authority publication 275 “Construction Techniques for Sediment Pollution Control”.

The Hospital Development Plan may be amended to the satisfaction of the Minister for Planning and Local Government after consultation with the Responsible Authority. If, in the opinion of the Minister for Planning and Local Government, the proposed amendment is significant in nature, then the amendment is subject to the advertising and public display requirements specified in this Clause.

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Subdivision

Application requirements

Any application must state the intended outcome of the proposed subdivision and its impact on the operation of the hospital facility.

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Buildings and works

A permit is not required to construct a building or to construct or carry out works in accordance with a Hospital Development Plan which has been approved in accordance with paragraph 2.0 to this Schedule.

All buildings and works must comply with the approved Hospital Development Plan.