

19/01/2006
VC37**SCHEDULE 5 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ5****AUSTRALIAN SYNCHROTRON****Purpose**

To provide for the use and development of land for the Australian Synchrotron and associated uses.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	Must be in accordance with plans showing the proposed layout, access and landscaping prepared to the satisfaction of the responsible authority.
Education centre	<p>Must be in accordance with plans showing the proposed layout, elevations, car parking, access and landscaping prepared to the satisfaction of the responsible authority.</p> <p>Must be in association with the Australian Synchrotron.</p> <p>Must not be a primary or secondary school.</p>
Industry (other than Research and development centre)	<p>Must be in accordance with plans showing the proposed layout, elevations, car parking, access and landscaping prepared to the satisfaction of the responsible authority.</p> <p>Must be in association with the Australian Synchrotron.</p> <p>Must not be a purpose listed in the table to Clause 52.10.</p>
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	

Section 1 - Permit not required (continued)

USE	CONDITION
Office	Must be in accordance with plans showing the proposed layout, elevations, car parking, access and landscaping prepared to the satisfaction of the responsible authority. Must be in association with the Australian Synchrotron.
Research and development centre	Must be in accordance with plans showing the proposed layout, elevations, car parking, access and landscaping prepared to the satisfaction of the responsible authority.
Research centre	Must be in accordance with plans showing the proposed layout, elevations, car parking, access and landscaping prepared to the satisfaction of the responsible authority.
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

Section 2 - Permit required

USE	CONDITION
Caretaker's house	
Convenience shop	
Education centre – if the Section 1 condition is not met	Must not be a primary or secondary school.
Food and drink premises	
Residential building	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Accommodation (other than Caretaker's house and Residential building)
Agriculture (other than Apiculture)
Brothel

USE

Cinema based entertainment facility

Funeral parlour

Leisure and recreation

Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)

Retail premises (other than Convenience shop and Food and drink premises)

Service station

Transport terminal

Warehouse

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Use of land

Before a sensitive use commences (residential use, child care centre or pre-school centre) or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part 1XD of the *Environment Protection Act 1970*, or
- An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part 1XD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Application requirements

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

- The purpose of the use and the types of activities that will be carried out.
- The likely effects on the operation of the Australian Synchrotron, including vibration, noise and traffic.

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 of additional traffic on the operation, convenience and efficiency of existing roads.
- The views of the Monash City Council.

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Subdivision

Exemption from notice and review

An application to subdivide land 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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VC37**Buildings and works**

A permit is not required to construct a building or construct or carry out works for a use in Section 1 of the table at Clause 1.0 of this schedule.

Buildings and car parking areas must be set back at least 20 metres from Blackburn Road and Wellington Road (including service roads). This area must be landscaped.

All car parking areas must be screened from Blackburn Road and Wellington Road.

Rubbish enclosures and service areas must be screened from public view.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - The relationship to natural ground level expressed as Relative Levels to AHD (Australian Height Datum) of the proposed building height, floor to ceiling and finished floor levels to all structures.
 - Adjoining roads and site access arrangements.
 - The site layout showing the location of all buildings and car parking areas, driveways and internal roads, loading and storage areas, and setback distances from site boundaries and road frontages.
 - The use of the proposed buildings and works and typical floor plans.
- Elevation drawings.
- A schedule of external colours, materials and finishes.
- Details of all drainage works, driveways, car parking and loading and waste storage and collection areas.
- Details of the location and design of any proposed vehicle access to Blackburn Road and Wellington Road.
- A landscape plan including details about plant species, paving, lighting and fencing.
- The location and details of all external lighting to the building and car parking areas.
- A site analysis and urban context report if the height of any building or structure exceeds 16 metres above ground level.

Decision guidelines

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

- The interface with adjoining land.
- The location and type of access to the site.
- The provision of car parking.
- The appearance and height of the building and the site analysis and urban context report.

- The landscape plan, in particular the treatment of the setbacks to Blackburn Road and Wellington Road and the screening of car parking areas.
- The contribution made to the Garden City Character of the area as set out in the Municipal Strategic Statement.
- The views of the Monash City Council.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.