

20/11/2008
C81**SCHEDULE 5 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ5****OVERNEWTON ANGLICAN COMMUNITY COLLEGE, KEILOR CAMPUS****Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for the continued use and development of land for an education centre.

To provide for the use and development of the land in accordance with the *Overnewton Anglican Community College Keilor Campus Master Plan, March 2006*.

To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.

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

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

1.020/11/2008
C81**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 <i>Apiary Code of Practice, May 1997</i> .
Bed and 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.
Carnival Circus	Must meet the requirements of ' <i>A Good Neighbour</i> ' <i>Code of Practice for a Circus or Carnival, October 1997</i> .
Education centre	Must be generally in accordance with the <i>Overnewton Anglican Community College Keilor Campus Master Plan, March 2006</i> . The number of students enrolled at anytime must not exceed 1450 students.
Geothermal energy extraction	Must meet the requirements of Clause 52.08-4

Home occupation

Informal outdoor recreation

Mineral exploration

Mining

Must meet the conditions of Clause 52.08-2

Minor utility installation

Natural systems

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)	
Car park	Must be in conjunction with another use in Section 1 or 2.
Community market	
Dependent person's unit	Must be the only dependent persons 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.
Emergency services facility	
Freezing and cool storage	The goods stored must be agricultural produce, or products used in agriculture.
Group accommodation	Must be used in conjunction with Agriculture, Rural industry, or Winery. Must be no more than 6 dwellings. 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.
Host Farm	
Interpretation centre	
Mineral, stone or soil extraction (other than Mineral exploration, Geothermal energy extraction, Mining, and Search for stone)	
Plant nursery	
Pleasure boat facility	
Primary produce sales	
Residential hotel	<p>Must be used 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 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>
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)****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 Section 1 or 2****2.0**20/11/2008
C81**Application requirements for use of land**

An application to use land must be 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.

3.020/11/2008
C81**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.

4.020/11/2008
C81**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, 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 the 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.

5.0

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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 the area specified as the minimum subdivision area for the land in a schedule to this zone. If no area is specified, 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.

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Buildings and works

A permit is required to construct or carry out any of the following:

- Any building or works associated with an education centre which is in accordance with the Overnewton Anglican Community College Keilor Campus Master Plan, March 2006. Such buildings and works must be generally in accordance with the Overnewton Anglican Community College Keilor Campus Master Plan, March 2006.
- A building or works associated with a use in Section 2 of this clause. This does not apply to:
 - An alteration or extension to an existing dwelling with a floor area of no more than the area specified in a schedule to this zone, or if no area is specified, 50 square metres. Any area specified must be more than 50 square metres.
 - An out-building associated with an existing dwelling provided the floor area of the out-building does not exceed the area specified in a schedule to this zone or, if no area is specified, 50 square metres. Any area specified must be more than 50 square metres.
 - An alteration or extension to an existing building used for agriculture with a floor area of no more than the area specified in a schedule to this zone, or if no area is specified, 50 square metres. Any area specified must be more than 50 square metres. The building must not be used to keep, board, breed or train animals.
 - A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- 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.

Application requirements

An application to construct a building or construct or carry out works for a section 1 use which is in accordance with the Overnewton Anglican Community College Keilor Campus Master Plan must be accompanied by the following information, where appropriate:

- A written assessment of the proposal against the Brimbank Planning Scheme and in particular this schedule.
- 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, car parking and loading areas.
 - Elevation drawings indicating the colour, material of all proposed buildings and works.
 - Construction details of all drainage works, driveways, car parking and loading areas.
 - Details of existing and proposed landscaping.

Exemption from notice and review

An application to construct a building or construct or carry out works associated with a section 1 use which is in accordance with the Overnewton Anglican Community College Keilor Campus Master Plan, March 2006 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 the Schedule.
- The *Overnewton Anglican Community College Keilor Campus Master Plan, March 2006* and *Overnewton Anglican Community College Keilor Campus Development Guidelines*.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.

- How the use or development conserves the values identified for the land in the schedule.
- Whether use or development protects and enhances the environment 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 and parking issues which will result from the proposal.

Rural issues

- The environmental capacity of the site to sustain the development.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on the 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 the 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 the enhancement of native vegetation and waterways, stabilisation of soil and pest plants and animal control.
- The location of site effluent 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 the landscape qualities of the Maribyrnong River Valley and the Calder Freeway.
- The location and design of existing and proposed infrastructure services which minimises the visual impacts on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific 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 high quality designed buildings that relate to the site, the river valley and the Calder Freeway.
- The buildings should have a contemporary design.
- The design of building will achieve environmental sustainable design principle objectives.

- The need for earthworks, waste and sediment created during the construction to be managed to minimise environmental impacts.

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Advertising signs

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

Reference

Overnewton Anglican Community College Keilor Campus Development Guidelines, Haskell Architects and Planisphere

Incorporated Document

Overnewton Anglican Community College Keilor Campus Master Plan, Haskell Architects and Planisphere, March 2006.

Notes

Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use or development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.