

19/12/2013
C74**SCHEDULE 4 TO THE SPECIAL USE ZONE**

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

PENINSULA PRIVATE HOSPITAL**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework.

To provide for the continued use and development of land for a hospital and related facilities.

To provide for the use and development of the land generally in accordance with the Peninsula Private Hospital Master Plan, August, 2013.

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

To protect and enhance the biodiversity of the area.

1.019/12/2013
C74**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretaker's Unit	
Medical Centre	Must be generally in accordance with the Peninsula Private Hospital Master Plan, August, 2013
Geothermal energy extraction	Must meet the requirements of Clause 52.08-4.
Hospital	Must be generally in accordance with the Peninsula Private Hospital Master Plan, August, 2013
Minor utility installation	
Natural systems	
Railway	
Road	
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

Use	Condition
Accommodation (other than Caretakers unit).	Must be associated with the Peninsula Private Hospital or Medical centre

Use	Condition
Car park	Must be used in conjunction with another use in Section 1 or 2.
Community market	
Child care centre	Must be used in conjunction with another use in Section 1 or 2.
Emergency services facility	
Restaurant	Must not exceed a gross floor area of 300m ² in total for the area of the Peninsula Private Hospital Master Plan
Shop	Must be for the sale of goods related to the Hospital or Medical Centre, their patients, staff or visitors, and not exceed a Gross Leasable Floor Area of 1000m ² in total for the area of the Peninsula Private Hospital Master Plan, August, 2013
Utility installation (other than Minor utility installation and Telecommunications facility)	
Wind energy facility	

Section 3 - Prohibited

Use
Animal boarding
Industry
Intensive animal husbandry
Leisure and recreation
Retail premises (other than Community market, Shop, and Restaurant)
Place of assembly
Sawmill
Warehouse
Any other use not in Section 1 or 2

2.0

19/12/2013
C74

Subdivision

A permit is required to subdivide the land.

Exemption from notice and review

An application for subdivision associated with a hospital which is generally in accordance with the Peninsula Private Hospital Master Plan, August, 2013 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.

3.019/12/2013
C74**Buildings and works****Permit requirement**

A permit is required to construct a building or to construct or carry out works.

Application requirements

An application to construct a building or construct or carry out works must be accompanied, as appropriate, by a plan drawn to scale which shows:

- The boundaries and dimensions of the site;
- Relevant ground levels;
- The location and cross section of adjoining roads;
- An analysis of existing conditions including vegetation cover;
- Details of the proposed buildings and works including access, car parking and any loading areas;
- Elevations of all buildings indicating materials, finishes and colours;
- Details of existing and proposed landscaping;
- A Vegetation Management Plan;
- A Parking and Access Management Plan;
- A Sustainability Management Plan which outlines sustainable building and design techniques proposed. The plan must provide for but is not limited to energy use and efficiency, waste management, water conservation and reuse.
- An acoustic report prepared to describe the manner in which noise attenuation measures required to comply with a noise level of 63dB (A) L10 (18hours) or less as measured at the window (including any openable window when open) inside any habitable room used primarily by patients is achieved.

Exemption from notice and review

An application to construct a building or construct or carry out works associated with a hospital which is in accordance with the Peninsula Private Hospital Master Plan, August, 2013 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.

4.019/12/2013
C74**Decision guidelines**

Before deciding on an application to use or subdivide land, 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:

- The Peninsula Private Hospital Master Plan, August, 2013
- Views of the Roads Corporation in relation to any proposal to create or alter access to McClelland Drive..
- Whether the use or development protects the environmental and landscape qualities of the site and its surrounds.

5.0

19/12/2013
C74

Advertising signs

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

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 and development of land.

Check whether an overlay also applies to the land.

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