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SCHEDULE 8 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as SUZ8.

PRIVATE EDUCATION ESTABLISHMENTS

Purpose

To provide for the continued use and development of land for an educational centre and associated uses.

To provide for the use and development of the land in accordance with an approved School Master Plan.

To ensure that the development of an education centre takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.

1.0 Table of uses

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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 Apiary Code of Practice, May 1997
Art & Craft Centre	Must be generally in accordance with an approved Master Plan for the site.
Carnival	Must meet the requirements of a "Good Neighbour" Code of Practice for a Circus or a Carnival, October 1997.
Carpark	Must be generally in accordance with an approved Master Plan for the site. Must not require a new access to a road.
Circus	Must meet the requirements of a "Good Neighbour" Code of Practice for a Circus or a Carnival, October 1997.
Education Centre	Must be generally in accordance with an approved Master Plan for the site.
Geothermal Energy Extraction	Must meet the requirements of Clause 52.08-4.
Informal outdoor recreation	Must be generally in accordance with an approved Master Plan for the site.
Kindergarten	Must be generally in accordance with an approved Master Plan for the site
Mineral Exploration	

USE	CONDITION
Mining	Must meet the requirements of Clause 52.08-2
Minor Utility installation **Natural systems** **Road**	
Open sports Ground	Must be generally in accordance with an approved Master Plan for the site.
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

Section 2 - Permit required

USE	CONDITION
Agriculture (other than animal keeping, animal training, intensive animal husbandry and horse stables) **Accommodation (other than a corrective institution)**	
Car park (where the Section 1 condition is not met)	Must be in conjunction with another use in Section 1 or 2
Child Care Centre (other than Kindergarten) **Emergency services facility** **Market** **Medical Centre** **Mineral, stone or soil extraction (other than Mineral exploration, Geothermal energy extraction, Mining and Search for stone)** **Minor Sports and Recreation facility** **Office** **Place of Assembly (Other than Amusement Parlour, Carnival, Cinema, Drive-in Theatre, Nightclub)** **Place of Worship**	

USE	CONDITION
Utility Installation (other than Minor utility installation and Telecommunications facility)	
Wind energy facility	

Section 3 - Prohibited

USE
Any other use not in Sections 1 and 2

2.0 School Master Plan

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A School Master Plan may be prepared in accordance with the purpose of the zone and to the satisfaction of the Responsible Authority.

The Master Plan must be advertised to adjoining landowners/occupiers, referred to relevant statutory authorities and publicly displayed at the municipal office for at least 14 days, with notice in a local newspaper circulating in the area. The Master Plan may be amended by the responsible authority, after further public notice and referral.

Any Master Plan must provide details on the following:

- Site plans at an appropriate scale showing the proposed location, type, indicative heights and proposed use of all buildings and works
- Details of any staging of the development, including any proposed subdivision
- Estimated number of students and staff associated with each stage of the development;
- Carparking for each stage of the development.
- Landscaping of the subject land.
- Access to the site (pedestrian and vehicular, including emergency service, staff and visitor vehicles).

The School Master Plan must also be accompanied by:

- a traffic impact assessment which addresses access to the site, carparking requirements and external traffic impacts and requirements; and
- a land contamination assessment which indicates that the land is suitable for a sensitive use and where contaminated land is identified, details of the remedial action required to be undertaken before the use commences; and
- a stormwater management plan detailing how stormwater will be collected and treated within the development, with particular emphasis on the removal of sediment, litter and urban waste from stormwater prior to its discharge into local watercourses, and demonstrating how that process will not impact adversely on the flood carrying capacity of any local watercourse.

3.0 Use of Land

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Amenity of the neighbourhood

- A use must not adversely affect the amenity of the neighbourhood, including through the:
  - Transport of materials, good or commodities to or from the land.

- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

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

- The purpose of the use and the types of activities which will be carried out.
- The proposed hours of operation.
- The potential off-site effects including noise levels, traffic, hours of operation and light spill.
- The effect of the proposed use on existing land use and service infrastructure.
- Access to the site (pedestrian and vehicular, including emergency service, staff and visitor vehicles).
- Proposed student and teacher numbers.
- Site plans at an appropriate scale showing the location of all buildings to be used.

Decision Guidelines

Before deciding on an application to use land, the responsible authority must, (notwithstanding any approved Master Plan) consider:

- The effect the proposed use may have on existing or future neighbouring uses of the surrounding area.
- The effect the existing or future neighbouring uses may have on the proposed use.
- The effect of any additional traffic on the operation, convenience and efficiency of existing roads.
- Whether any proposed use will adversely affect the ongoing operation and expansion of adjoining and nearby uses.
- Whether any proposed use will be adversely affected by activities on adjacent and nearby lands due to dust, noise, odour, use of chemicals and farm machinery.

4.0 Subdivision

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An application to subdivide land must be in accordance with the approved Master Plan.

Application requirements

Any application must state the intended outcome of the proposed subdivision and its impact on the overall operation of the education establishment.

Exemption from notice and appeal

An application to subdivide land in accordance with a subdivision designated on an approved Master Plan for the subject land is exempt from the notice and review requirements of Section 51(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.

5.0 Buildings and works

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A permit is required for buildings and works except for the following:

- A dam (with a maximum capacity of 5ML), a garage, a storage shed (less then 150m^2 floor area), a covered walkway, a verandah, a carport, a pergola, a shade sail, and a rainwater tank; or
- Buildings and works which are generally in accordance with a School Master Plan which has been prepared and approved to the satisfaction of the Responsible Authority in accordance with paragraph 2.0 to this schedule on condition that:
  - the buildings and works proposed will not specifically provide for an increase in the number of students on the site; and
  - the buildings and works proposed do not alter vehicular access to and from the site or alter the movement of traffic within the site; and
  - the buildings and works are in accordance with an approved stormwater drainage plan

Application Requirements

Any application for buildings and works must be accompanied by a plan, drawn to scale, which shows:

- The boundaries and dimensions of the site including setbacks from site boundaries.
- Elevation drawings indicating the material and colour of all proposed buildings.
- The layout and use of existing and proposed buildings and works, including accessways carparking and loading areas.
- The location, size and form of any signage to be erected.
- Details of existing and proposed landscaping
- The potential off-site effects including noise levels, traffic and light spill on existing land use and service infrastructure.

Exemption from notice and appeal

An application to construct a building or construct or carry out works that is generally in accordance with an approved Master Plan for the subject land is exempt from the notice and review requirements of Section 51(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.

6.0 Decision Guidelines

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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:

- Any approved school master plan.
- The capability of the land to accommodate the proposed use or development.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses
- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- Whether use or development protects and enhances the environmental and landscape qualities of the site and its surrounds.
- The effect any proposed subdivision will have on the potential of the land to accommodate existing and future uses in accordance with the purpose of the zone and the approved School Master Plan.

- The movement of pedestrians and cyclists, supplies vehicles, waste removal, emergency service and public transport.
- The provision of car parking.
- The availability of and connection to services.

7.0 Advertising signs

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This 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.