

14/08/2014
C103**SCHEDULE 3 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ3**.

DONVALE CHRISTIAN COLLEGE**Purpose**

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 Donvale Christian College Master Plan, September 2013.

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 land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

1.014/08/2014
C103**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 Apiary Code of Practice, May 1997.
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	Must meet the requirements A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Child care centre	Must be generally in accordance with the Donvale Christian College Master Plan, September 2013. The number of children/students present at anytime on the site must not exceed 1,500.
Circus	Must meet the requirements A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Education centre	Must be generally in accordance with the Donvale Christian College Master Plan, September 2013. The number of children/students present at anytime on the site must not exceed 1,500.

Use	Condition
Geothermal energy extraction	Must meet the requirements of Clause 52.08-4.
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements 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 used in conjunction with another use in Section 1 or 2.
Community market	
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2.
Dwelling (other than Bed and 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 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 8 hectares.

Use	Condition
<p>Host farm</p> <p>Interpretation centre</p> <p>Mineral, stone or soil extraction (other than Mineral exploration, Geothermal energy extraction, Mining, and Search for stone)</p> <p>Plant nursery</p> <p>Pleasure boat facility</p> <p>Primary produce sales</p>	
<p>Residential hotel</p>	<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 8 hectares.</p>
<p>Restaurant</p>	<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 8 hectares.</p>
<p>Rural industry (other than Abattoir and Sawmill)</p> <p>Rural store</p>	
<p>Timber production</p>	<p>Must meet the requirements of Clause 52.18.</p>
<p>Utility installation (other than Minor utility installation and Telecommunications facility)</p> <p>Wind energy facility</p> <p>Winery</p>	
<p>Section 3 – Prohibited</p>	
<p>Use</p>	
<p>Abattoir</p> <p>Accommodation (other than Dependent person’s unit, Dwelling, Group accommodation, Host farm, and Residential hotel)</p> <p>Animal boarding</p> <p>Child care centre – if the Section 1 condition is not met</p> <p>Education centre – if the Section 1 condition is not met</p> <p>Industry (other than Rural industry)</p> <p>Intensive animal husbandry</p> <p>Leisure and recreation (other than informal outdoor recreation)</p> <p>Retail premises (other than Community market, Plant nursery, Primary produce</p>	

Use

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

22/02/2007
C46

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.

3.0

22/02/2007
C46

Subdivision

Each lot must be at least 8 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, and 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 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.

4.0

22/02/2007
C46

Long term lease or licence for Accommodation

A permit is required to 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.

Each portion of a lot leased or licensed for the purpose of Accommodation must be at least 8 hectares.

5.014/08/2014
C103**Buildings and works****Permit requirement**

Any building or works associated with a child care centre or education centre must be generally in accordance with the Donvale Christian College Master Plan, September 2013.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by 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 and car parking and loading areas.
- Elevation drawings indicating the colour and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and 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 child care centre or education centre which is generally in accordance with the Donvale Christian College Master Plan, September 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.

6.014/08/2014
C103**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 Donvale Christian College Master Plan, September 2013.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- Whether use or development protects and enhances the environmental 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.

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 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 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 enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on site effluent disposal 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 landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance 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.

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.