

13/09/2010  
VC63**SCHEDULE 7 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ7**.

**FLINDERS CHRISTIAN COMMUNITY 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 Flinders Christian Community College Master Plan, November 2009.

To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.

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

To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.

To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.

To protect and enhance the biodiversity of the area.

**1.0**13/09/2010  
VC63**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 5 animals.
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Bed and breakfast</b>	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.
<b>Carnival</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Child care centre</b>	Must be used in conjunction with an Education centre on the land.  Must be generally in accordance with the Flinders Christian Community College Master Plan, November 2009.  The total number of persons enrolled at the education centre and child care centre at any time must not exceed 1,200.

<b>USE</b>	<b>CONDITION</b>
<b>Circus</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Crop raising (other than Rice growing and Timber production)</b>	
<b>Education centre</b>	Must be generally in accordance with the Flinders Christian Community College Master Plan, November 2009.  The total number of persons enrolled at the education centre at any time must not exceed 1,200.
<b>Extensive animal husbandry</b>	
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Railway</b>	
<b>Road</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling.
<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19.
<b>Tramway</b>	

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
<b>Agriculture (other than Animal keeping, Apiculture, Broiler farm, Cattle feedlot, Crop raising and Extensive animal husbandry)</b>	
<b>Animal boarding</b>	
<b>Broiler farm</b>	Must meet the requirements of Clause 52.31.
<b>Camping and caravan park</b>	
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Cattle feedlot</b>	Must meet the requirements of Clause 52.26.  The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.

USE	CONDITION
<b>Corrective institution</b>	
<b>Dependent person's unit</b>	<p>Must be the only dependent person's unit on the lot.</p> <p>Must meet the requirements of Clause 2. of this schedule</p>
<b>Dwelling (other than Bed and breakfast)</b>	<p>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.</p> <p>Must meet the requirements of Clause 2 of this schedule.</p>
<b>Freeway service centre</b>	Must meet the requirements of Clause 52.30.
<b>Freezing and cool storage</b>	The goods stored must be agricultural produce, or products used in agriculture.
<b>Group accommodation</b>	<p>Must be used in conjunction with Agriculture, Outdoor recreation facility, Rural industry, or Winery.</p> <p>The number of dwellings must not exceed the number specified in a schedule to the zone or 40 dwellings, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least 40 hectares.</p>
<b>Host farm</b>	
<b>Indoor recreation facility</b>	
<b>Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)</b>	
<b>Major sports and recreation facility</b>	Must be for outdoor leisure, recreation, or sport.
<b>Manufacturing sales</b>	Must be an incidental part of Rural industry.
<b>Market</b>	
<b>Materials recycling</b>	<p>Must be used in conjunction with Refuse disposal or Transfer station.</p> <p>Must not include the collecting, dismantling, storing, recycling or selling of used or scrap construction and demolition materials.</p>
<b>Milk depot</b>	
<b>Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)</b>	
<b>Place of assembly (other than Amusement parlour, Carnival,</b>	

USE	CONDITION
<p><b>Circus, Drive-in-theatre, and Nightclub)</b></p> <p><b>Plant nursery</b></p> <p><b>Primary produce sales</b></p> <p><b>Refuse disposal</b></p>	
<p><b>Research and development centre</b></p> <p><b>Research centre</b></p>	<p>Must be used in conjunction with Agriculture, Natural systems, Rural industry, or Winery.</p> <p>The lot on which the use is conducted must be at least 40 hectares.</p>
<p><b>Residential building (other than Residential hotel)</b></p>	<p>Must be used in conjunction with Agriculture, Outdoor recreation facility, Rural industry, or Winery.</p> <p>Must be used to provide accommodation for persons away from their normal place of residence.</p> <p>The lot on which the use is conducted must be at least 40 hectares.</p>
<p><b>Residential hotel</b></p>	<p>Must be used in conjunction with Agriculture, Outdoor recreation facility, 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 40 hectares.</p>
<p><b>Restaurant</b></p>	<p>Must be used in conjunction with Agriculture, Outdoor recreation facility, 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>If used in conjunction with Function centre, the total number of patrons present at any time 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 40 hectares.</p>
<p><b>Rice growing</b></p> <p><b>Rural industry</b></p> <p><b>Rural store</b></p> <p><b>Solid fuel depot</b></p>	
<p><b>Timber production</b></p>	<p>Must meet the requirements of Clause 52.18.</p>

<b>USE</b>	<b>CONDITION</b>
<b>Transfer station</b>	Must not include the collecting, storing or processing of used or scrap construction and demolition materials.
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	
<b>Vehicle store</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

<b>USE</b>
<b>Accommodation (other than Camping and caravan park, Corrective institution, Dependent person's unit, Dwelling, Group accommodation, Host farm, and Residential building)</b>
<b>Amusement parlour</b>
<b>Brothel</b>
<b>Child care centre – if the section 1 conditions are not met.</b>
<b>Cinema based entertainment facility</b>
<b>Display home</b>
<b>Drive-in-theatre</b>
<b>Education centre – if the section 1 conditions are not met.</b>
<b>Funeral parlour</b>
<b>Hospital</b>
<b>Industry (other than Materials recycling, Refuse disposal, Research and development centre, Rural industry and Transfer station)</b>
<b>Motor racing track</b>
<b>Nightclub</b>
<b>Office</b>
<b>Retail premises (other than Manufacturing sales, Market, Plant nursery, Primary produce sales, and Restaurant)</b>
<b>Service station</b>
<b>Warehouse (other than Freezing and cool storage, Milk depot, Rural store, Solid fuel depot, and Vehicle store)</b>

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**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**

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#### **Subdivision**

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, 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**

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#### **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 40 hectares.

### **5.0**

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#### **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 Flinders Christian Community College Master Plan, November 2009.

##### **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 Flinders Christian Community College Master Plan, November 2009 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.

### **6.0**

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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.
- 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 relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.
- Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.
- The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.

### **Rural issues**

- The maintenance of agricultural production and the impact on the rural economy.
- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed rural infrastructure.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.
- The protection and retention of land for future sustainable agricultural activities.

### **Environmental issues**

- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.
- The location of on site effluent disposal areas to minimise 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.

**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.*