

22/09/2014
C98**SCHEDULE 9 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ9**.

SURF COAST CHRISTIAN COLLEGE CAMPUS**Purpose**

To provide for the use and development of the land for the purposes of an education centre and child care centre generally in accordance with the Surf Coast Christian College Concept Plan attached to this schedule.

To encourage use and development of the land based on comprehensive and sustainable land management practices and servicable infrastructure provision.

To ensure that use and development is compatible with the scenic landscape character of the Spring Creek valley and Great Ocean Road environs.

To recognise and protect the amenity of surrounding properties.

1.020/03/2014
C95**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture, Intensive animal husbandry, Rice growing and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals
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.
Caretaker's house	Must be directly associated with a school on the site.
Cattle feedlot	Must meet the requirements of Clause 52.26. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the Catchment and Land Protection Act 1994. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Child care centre	Must meet the requirements of Clause 2.0 in this schedule Must be directly associated with a school on the site. Must be generally in accordance with the Surf Coast Christian College Concept Plan attached to this schedule, to the satisfaction of Council.

Use	Condition
Dependant person's unit	<p>Must be the only dependent person's unit on the lot.</p> <p>Must meet the requirements of Clause 2.0 in this schedule.</p>
Dwelling (other than Bed and breakfast and Caretaker's house)	<p>Must be the only dwelling on the lot.</p> <p>The lot must be at least 40 hectares.</p> <p>Must meet the requirements of Clause 2.0 in this schedule.</p>
Education centre	<p>Must meet the requirements of Clause 2.0 in this schedule.</p> <p>Must be generally in accordance with the Surf Coast Christian College Concept Plan attached to this schedule, to the satisfaction of Council.</p>
Home occupation, Informal outdoor recreation Minor utility installation	
Primary produce sales	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
Railway	
Timber production	<p>Must meet the requirements of Clause 52.18.</p> <p>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</p> <p>The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area.</p> <p>The plantation must not be within 100 metres of:</p> <ul style="list-style-type: none"> ▪ Any dwelling in separate ownership. ▪ Any land zoned for residential, commercial or industrial use. ▪ Any site specified on a permit which is in force which permits a dwelling to be constructed. <p>The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.</p>
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Animal boarding	
Car park	Must be used in conjunction with another use in Section 1 or 2

Use	Condition
Cattle feedlot – if the Section 1 condition is not met	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.
Cemetery	
Crematorium	
Dependant person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 2.0 in this schedule.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must meet the requirements of Clause 2.0 in this schedule.
Emergency services facility	
Freeway service centre	Must meet the requirements of Clause 52.30.
Group accommodation	
Host farm	
Intensive animal husbandry (other than Broiler farm and Cattle feedlot)	
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Manufacturing sales	
Market	
Place of assembly (other than Amusement parlour, Night club, Carnival and Circus)	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 52.42
Residential hotel	
Restaurant	
Rice growing	
Rural industry (other than Abattoir and Sawmill)	
Rural store	
Store (other than Rural store)	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Timber production – if the Section 1 condition is not met	Must meet the requirements of Clause 52.18.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Veterinary centre	
Wind energy facility	Must meet the requirements of Clause 52.32
Winery	

Section 3 - Prohibited

Use
Abattoir
Accommodation (other than Dependant persons unit, Dwelling, Group accommodation, Host farm and Residential hotel)
Amusement parlour
Broiler farm
Brothel
Cinema based entertainment facility
Industry (other than Rural industry)
Motor racing track
Nightclub
Office
Retail premises (other than Market, Landscape gardening supplies, Manufacturing sales, Primary produce sales and Restaurant)
Sawmill
Warehouse (other than Store)
Any other use not in Section 1 or 2

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Use of land

Use of land for a dwelling, child care centre or education centre

A lot used for a dwelling, child care centre or education centre must meet the following requirements:

- Access to the dwelling, child care centre or education centre must be provided via and all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling, child care centre or education centre must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained onsite in accordance with the State Environment Protection Policy (Water of Victoria) under the Environment Protection Act 1970.
- The dwelling, child care centre or education centre 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, child care centre or education centre must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

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Subdivision

A permit is required to subdivide land.

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 a two lot subdivision involving the excision of the land accommodating the education centre and child care centre (as outlined on the Surf

Coast Christian College Concept Plan attached to this schedule) from the balance of the land to which this Schedule applies.

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

Exemption from notice and review

A subdivision application which is generally in accordance with the Surf Coast Christian College Concept Plan attached to this schedule to the satisfaction of Council 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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Buildings and works

An application to construct a building or construct or carry out works shall be accompanied by the following information, as relevant to the stage/scope of development sought for approval:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads (including locations of potential future access roads) and adjoining land.
 - Existing and site improved contours and details of all proposed earthworks, including the extent of site cut and/or fill and the construction levels of any batters and retaining walls.
 - The location and purpose of buildings and works on adjoining land.
 - The layout and use of existing and proposed buildings and works.
 - Sectional diagrams through proposed buildings to illustrate any cut and fill required.
 - Relevant ground levels and floor levels of proposed buildings.
 - The location of major pedestrian paths on the site.
 - The location of any proposed signage visible from the road frontage.
 - The location, layout, dimensions, construction level and gradient of all accessways, internal access roads, bus and car parking areas, and loading areas.
 - Details of the staging of vehicle access to and from the subject site.
 - The interim and intended future use of those parts of the land not required for the proposed development.
 - The type of fencing around the perimeter of the site.
 - Details of existing and proposed landscaping, indicating vegetation to be retained and managed.
 - A description of the physical services to be provided for the site.
- Elevation drawing indicating the height, colour and materials of all proposed buildings and works.

- A Landscape Concept Plan indicating vegetation to be retained and managed, , and the general theme for the overall landscaping of the site using predominantly locally indigenous species.

An application for buildings and works associated with an education centre or child care centre shall also be accompanied by the following information, as relevant to the stage/ scope of development sought for approval:

- The maximum number of full time students that will attend the education centre and child care centre and an indication of the likely staging and timing of development.
- **A Vegetation Management Plan** that includes:
 - Recommendations where vegetation should be retained.
 - A net gain assessment that addresses the removal of any native vegetation.
- **A Traffic Impact Assessment Report** that includes:
 - An assessment of the traffic generated by the education centre and childcare centre, including an assessment of 'kiss and ride' parking requirements.
 - Car parking requirements generated by the use of the land as an education centre and childcare centre.
 - Pedestrian and cycling links to the Great Ocean Road.
 - Identification of all off-site traffic infrastructure requirements and the triggers for this infrastructure, associated with the site and its vehicular access to the Great Ocean Road, or other potential future road.
- **A Stormwater and Drainage Management Plan** that takes an integrated approach to stormwater system management, designed with reference to the whole of the catchment and includes an integrated stormwater management system for the properties discharging directly to Spring Creek that ensures the peak discharge rate, and pollutant load of stormwater leaving the subject land is no greater than pre-development levels, meets current best practice and is discharged to the existing drainage system.
- **A Wastewater Management Plan** that details how wastewater is to be managed, including interim measures. If connection to the Barwon Water reticulated sewers system is proposed a letter accepting this must be provided. If on-site management is proposed then a detailed report documenting how wastewater will be managed is required.
- **A Cultural Heritage Management Plan** if formally triggered by the requirements of the Aboriginal Heritage Act 2006. If required the plan should identify any sites or objects of cultural significance and how they should be managed.

Exemption from notice and review

An application to construct a building or construct or carry out works associated with an education centre or childcare centre which is generally in accordance with the Surf Coast Christian College Concept Plan attached to this schedule to the satisfaction of Council 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

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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 37.01 and Clause 65, the responsible authority must consider, as appropriate:

General Issues

- The purpose of this Schedule.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent if proposed.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- The safe and efficient movement of vehicular traffic, pedestrians and cyclists to and from the site and any parking issues which will result from the proposal.
- Whether the general siting and layout of the school has considered potential connections to and integration with development within Spring Creek, should future planning policy seek to facilitate this outcome.

Education centre and child care centre issues

- The consistency with the Surf Coast Christian College Concept Plan attached to this schedule.
- The adequacy of on-site car parking areas for the convenient use of parents, staff and visitors to the site.

Rural issues

- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- Whether the use or development will be adversely affected by agricultural activities on adjacent or nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

Environmental and landscape issues

- The environmental capacity of the site to sustain the development, including wastewater management.
- Whether use and development protects and enhances the environment and landscape qualities of the site and its surrounds.
- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora on the site.
- How the use and development relates to sustainable land management and the potential 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 (if proposed), to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The impact of the siting, design, height, bulk and colours and materials to be used on the amenity of the area, the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

- The impact on the character and appearance of the area or features of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require traffic management measures.
- The views of the relevant road authority

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Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

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Diagram 1 to Schedule 9 to Clause 37.01: Surf Coast Christian College Concept Plan

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