

**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

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

**PENINSULA PRIVATE HOSPITAL****Purpose**

To implement the Municipal Planning Strategy and 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.

**1.0****Table of uses****Section 1 - Permit not required**

Use	Condition
<b>Caretaker's Unit</b>	
<b>Geothermal energy extraction</b>	Must meet the requirements of Clause 52.08-4.
<b>Hospital</b>	Must be generally in accordance with the <i>Peninsula Private Hospital Master Plan</i> (August 2013)
<b>Medical Centre</b>	Must be generally in accordance with the <i>Peninsula Private Hospital Master Plan</i> (August 2013)
<b>Railway</b>	
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

Use	Condition
<b>Accommodation (other than Caretaker's unit).</b>	Must be associated with the Peninsula Private Hospital or Medical centre
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Child care centre</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Emergency services facility</b>	
<b>Market</b>	
<b>Restaurant</b>	Must not exceed a gross floor area of 300m <sup>2</sup> in total for the area of the <i>Peninsula Private Hospital Master Plan</i>

Use	Condition
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 <sup>2</sup> in total for the area of the <i>Peninsula Private Hospital Master Plan</i> (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 Market, Shop, and Restaurant)  
Place of assembly  
Sawmill  
Warehouse  
Any other use not in Section 1 or 2

## 2.0

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### Use of land

None specified.

## 3.0

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### 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.

## 4.0

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### 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.

#### **5.0**

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#### **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.

#### **6.0**

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#### **Signs**

Sign requirements are at Clause 52.05. All land located within this schedule to this zone is in Category 3.