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SCHEDULE 10 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ10**.

KIALLA PRIVATE SCHOOL

Purpose

To provide for the 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 Concept 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.

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Table of uses

Section 1 - Permit not required

Use	Condition
Art and craft centre	Must be generally in accordance with an approved Master Plan for the site.
Carpark	Must be generally in accordance with an approved Master Plan for the site. Must not require a new access to a road.
Child care centre	Must be generally in accordance with an approved Master Plan for the site.
Education centre	Must be generally in accordance with an approved Master Plan for the site.
Informal outdoor recreation	Must be generally in accordance with an approved Master Plan for the site.
Minor utility installation Place of worship	Must be generally in accordance with an approved Master Plan for the site.
Open sports ground	Must be generally in accordance with an approved Master Plan for the site.
Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

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)	
Emergency services facility	
Market	

Use	Condition
Medical centre	
Minor sports and recreation facility	
Office	
Place of assembly (Other than Amusement parlour, Carnival, Cinema, Drive-in theatre, Nightclub)	
Place of worship	
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

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Use of Land

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).
- Site plans at an appropriate scale showing the location of all buildings to be used.

Exemption from notice and appeal

An application for use, in accordance with the approved School Master Plan, 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.

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Subdivision

A permit is required to subdivide land.

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 for subdivision, in accordance with the approved School Master Plan, 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.

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Buildings and works

Prior to the commencement of any buildings or works, a School Master Plan must be approved by the Responsible Authority.

A School Master Plan must be generally in accordance with the School Concept Plan, to the satisfaction of the Responsible Authority.

A School Master Plan may be prepared and implemented in stages, to the satisfaction of the Responsible Authority.

An approved School Master Plan may be amended, to the satisfaction of the Responsible Authority.

A School Master Plan must include the following plans, as appropriate, prepared to the satisfaction of the Responsible Authority:

- A **Design Plan** drawn to scale showing:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways, vehicle parking areas, bus areas and loading and unloading areas.
 - Details of proposed fencing.
 - Proposed landscape areas, including landscape screens as shown on the Concept Plan.
 - External storage and screened waste storage areas.
 - Elevations, including the colour and materials of all buildings and works.
- A **Stormwater Management Plan** specifying details of how stormwater runoff 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.
- A **Construction Management Plan** specifying the measures proposed to ensure that construction activity has minimal impact on surrounding areas.
- A **Traffic Management Plan** providing details on:
 - Vehicle, pedestrian and bicycle access points at the property boundaries.
 - The location and treatment of circulation areas, driveways and other accessways within and abutting the site.
 - A traffic impact assessment which addresses access to the site, carparking requirements and external traffic impacts and requirements.

- A bus management plan detailing on-site bus parking and circulation arrangements.
- Details of waste disposal, including collection times.
- A **School Growth Plan** providing details on estimated numbers of students and staff associated with each stage of the development.
- A **Staging Plan** identifying the likely sequence and timing of development and the obligations on the land owner to implement the works required by each stage.
- An **Other School Use Plan**, which details the use and the time of use, traffic, parking and lightspill management.

A permit is not required to construct or carry out buildings and works that are generally in accordance with a School Master Plan, which has been prepared and approved to the satisfaction of the Responsible Authority

Buildings or works generally in accordance with an approved School Master Plan must be constructed or carried out in accordance with the approved plans, as appropriate, forming part of the School Master Plan prepared to the satisfaction of the responsible authority:

Except with the written consent of the responsible authority, the buildings and works cannot be occupied until the works relating to that stage (in accordance with approved staging plan) are completed to the satisfaction of the Responsible Authority.

An application for the School Master Plan 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.

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 car parking 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.

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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:

- 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.

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Advertising signs

Advertising sign requirements are at Clause 52.05. 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.