

27/11/2014
C177**SCHEDULE 5 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ5**.

EPWORTH RICHMOND PRIVATE HOSPITAL**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework.

To provide for the continued use and development of land for a private hospital and associated uses.

To protect the amenity of patients and residents within and around this precinct.

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C177**Table of uses****Section 1 - Permit not required**

Use	Condition
Caretakers House	
Car Park	Where used in conjunction with another Section 1 use.
Childcare Facility	Must be associated with the hospital
Education Centre	Must be associated with the hospital.
Emergency Services Facility	
Informal outdoor recreation	
Minor utility installation	
Hospital	
Medical Centre	
Research and Development Centre	Must be associated with the hospital.
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Office (excluding Medical Centre)	Must be used in association with the hospital.
Function Centre	Must be used in association with the hospital.
Residential Building	Must be used in association with the hospital.
Retail Premises	Must be used in association with the hospital.
Transport Terminal	Must be used in association with the hospital.
Any use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretakers House or Residential Building)

Use

Brothel
Cemetery
Cinema Based Entertainment facility
Crematorium
Funeral Parlour
Industry
Saleyard
Service Station

2.0

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Use of land**Amenity of the Neighbourhood**

The use of land must not adversely affect the amenity of the neighbourhood beyond a level that is reasonably acceptable for the operation of the site as a hospital and medical precinct as a result of:

- Traffic and car parking generated by the use.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.
- Noise generated by the use.

Application Requirements

Any application to use land must include a site plan and description showing how the proposed use will complement the private hospital facility.

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the type of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.

Decision Guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The purpose of the zone.
- The effect that existing uses on nearby or adjoining land may have on the proposed use.
- The effect of traffic to be generated on roads.
- The effect of the proposed use on car parking.

3.0

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Subdivision

The fragmentation of land through subdivision that does not support the purpose of the zone is discouraged, except where the need is to subdivide for the purpose of medical consulting suites.

Application Requirements

Any application to subdivide land must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of the private hospital facility and address the interface and connectivity between land uses on the site and on adjoining land.

Decision Guidelines

Before deciding on an application to subdivide land the responsible authority must consider, as appropriate:

- The purpose of the zone.
- The maintenance and retention of publicly accessible areas and links between public and private spaces and the various land uses.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The interface with adjoining zones, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the area to accommodate the uses which are encouraged in the zone.

4.0

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Buildings and works

A permit is required to construct a building or to construct or carry out works.

Application Requirements

An application to construct a building 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.
- Elevation drawings indicating the colour and materials of all proposed buildings and works.
- Details of existing and proposed landscaping.
- Details of driveways, car parking and loading areas.
- External storage and waste treatment areas.
- Any increase in traffic generation.
- The interface with adjoining land uses.

Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Net community benefit, specifically the strategic benefit in delivering health care (including surgical procedures, critical care and emergency services) to the Victorian community.
- The provision for car parking
- The appearance and bulk of buildings having regard to the adjoining land
- The provision of land for landscaping
- The movement and safety of pedestrians, cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The effect of the proposed buildings and works on the amenity of the surrounding area including the effects of noise, lighting, overshadowing and privacy.