

18/03/2010
C137**SCHEDULE 12 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ12****ST. JOHN OF GOD HOSPITAL****Purpose**

To provide for the further development of the St. John of God hospital as a major private medical provider to the Ballarat community.

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C137**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Car park	
Child Care Centre	Must provide child care facilities for staff only
Hospital	
Medical centre	
Mineral Exploration	
Mining	Must meet the requirements of Clause 52.08-2
Search for Stone	Must not be costeaning or bulk sampling

Section 2 - Permit required

USE	CONDITION
Residential Building	Must be associated with the hospital
Research and development centre	Must be associated with the hospital
Research centre	Must be associated with the hospital
Search for Stone	If the section 1 condition is not met

Section 3 - Prohibited

USE
Host farm
Industry
Retail Premises (Other than food and drink premises)
Any use not in section 1 or 2

2.0

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Use of land

Application requirements

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

3.0

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Subdivision

Application requirements

Any application must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of the private hospital facility.

4.0

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Buildings and works

Application requirements

An application to construct a building or construct 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.
- The layout and use of existing and proposed buildings and works, including driveways and car parking and loading areas.
- Elevation drawings indicating the colour and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and car parking and loading areas.
- Details of existing and proposed landscaping.

Exemption from notice and review

Any application to construct a building or construct or carry out works within the total boundary of the property 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.

Decision guidelines

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

- The interface with adjoining land, especially the relationship with residential areas.
- The location and type of access to the site.
- The provision for car parking.

- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The provision of land for landscaping and beautification.
- The movement of pedestrians and 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 neighbourhood, including the effects of noise, lighting, overshadowing and privacy.