

23/10/2008  
C30**SCHEDULE 5 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ 5**.**GALEN COLLEGE – THE FARM****Purpose**

To provide for the use and development of land as an education centre.

To implement the Galen College – The Farm Master Plan.

To provide for facilities and development that are complimentary to the use of the land as an education centre and do not cause a loss of amenity to the neighbourhood.

To provide for utility installations necessary to service the area.

**1.0**23/10/2008  
C30**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry, Rice growing and Timber production)</b>	
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 5 animals
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Carnival Circus</b>	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Car park</b>	Must meet the requirements of Clause 5.0 in this schedule.
<b>Education centre</b>	Must meet the requirements of Clause 5.0 in this schedule.
<b>Informal outdoor recreation</b>	Must meet the requirements of Clause 5.0 in this schedule.
<b>Kindergarten</b>	Must meet the requirements of Clause 5.0 in this schedule.
<b>Mining</b>	Must met the requirements of Clause 52.08-2
<b>Mineral exploration</b>	
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Office</b>	Must meet the requirements of Clause 5.0 in this schedule.

<b>Open sports ground</b>	Must meet the requirements of Clause 5.0 in this schedule.
<b>Place of worship</b>	Must meet the requirements of Clause 5.0 in this schedule.
<b>Railway</b>	
<b>Road</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling
<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19.

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
<b>Accommodation (other than a corrective institution)</b>	
<b>Animal boarding</b>	
<b>Art and craft centre</b>	
<b>Child care centre</b>	
<b>Community market</b>	
<b>Convenience shop</b>	
<b>Emergency services facility</b>	
<b>Home occupation</b>	
<b>Intensive animal husbandry</b>	
<b>Manufacturing sales</b>	
<b>Market</b>	
<b>Mineral, stone or soil extraction (other than Mineral exploration and Search for stone)</b>	
<b>Minor sports and recreation facility</b>	
<b>Place of assembly (other than Amusement parlour, Cinema, Drive-in theatre, Nightclub)</b>	
<b>Plant nursery</b>	
<b>Primary produce sales</b>	
<b>Research centre</b>	
<b>Rural industry</b>	
<b>Rural store</b>	
<b>Timber production</b>	
<b>Utility installation (other than Minor utility installation)</b>	

**Veterinary centre**

**Wind energy facility**

**Winery**

---

**Any use in Section 1 if the condition is not met**

---

**Section 3 - Prohibited**

**USE**

**Any use not in Sections 1 or 2**

---

**2.0**

23/10/2008  
C30

**Use of land**

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- The effect of additional traffic on the operation, convenience and efficiency of existing roads.

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 likely effects, if any, on adjoining land including noise levels, traffic, hours of operation and light spill.

**3.0**

23/10/2008  
C30

**Galen College – The Farm Master Plan**

The Galen College – The Farm Master Plan (the “Master Plan”) as approved by the responsible authority is the relevant master plan for the operation of this Schedule.

The Master Plan must include:

- A plan drawn to scale showing the extent of the site and location of the proposed buildings and works.
- A stormwater drainage plan, drawn to scale, that shows how each stage will be drained and what measures are proposed to treat/retard/reuse the stormwater from the site.
- The proposed purpose of each building.
- The maximum number of full time students that will attend the education centre.
- The number of staff to be employed at the centre and maximum number on site at any one time.
- The typical height and size of each building envelope.
- A general description of the materials to be used in the construction of the buildings.
- The location of vehicular access to and from the site as accessed via College Street, located well away from the boundary of the aged care hostel so as not to hinder further development of the land. Any new access points are to be constructed to a bitumen surface standard to the satisfaction of the Responsible Authority.
- A note on the relevant plan requiring road widening with kerb and channel to extend the existing seal to full construction for the full frontage of the property on Phillipson Street, to the satisfaction of the Responsible Authority.

- The location of on-site car parking and internal access roads constructed to a fully sealed construction standard and drained to the satisfaction of the Responsible Authority.
- The location of major pedestrian paths on the site.
- A statement of any works required to ensure appropriate safe access to the site.
- The location of any proposed signage visible from the road frontage.
- The type of fencing around the perimeter of the site.
- A landscape concept plan indicating vegetation to be retained and the general theme for the overall landscaping of the site.
- An indication of the likely staging and timing of development.

The Master Plan must be advertised and publicly displayed at the Municipal Offices for 21 days.

The responsible authority cannot approve the Master Plan until after the completion of public display of the Master Plan.

When considering approval of the Master Plan, the responsible authority must have regard to:

- The effect of the proposed buildings and works on the amenity of the area.
- Long-term strategic planning policy that identifies the land and the surrounding land for future urban development.
- The safe and efficient movement of vehicular traffic to and from the site.
- The adequacy of on-site parking areas for the convenient use of staff, students and visitors to the school.
- The movement of pedestrians and cyclists.
- The provision of appropriate landscaping of the site.
- The provision of kerb and channel and the need for bitumen seal from the existing pavement in Phillipson Street for the full length of the property frontage.
- Comments received during the exhibition of the Master Plan.

The Master Plan may be amended to the satisfaction of the responsible authority. If, in the opinion of the responsible authority the proposed amendment is significant in nature, then the amendment is subject to the advertising and public display requirements of this clause.

#### **4.0**

23/10/2008  
C30

#### **Subdivision**

A permit is required to subdivide land.

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

- The interface with adjoining land, especially the relationship with adjacent areas.
- The effect the subdivision will have on the potential of land to accommodate existing and potential future uses in accordance with the purpose of the zone.
- The drainage of the land.

#### **5.0**

23/10/2008  
C30

#### **Buildings and works**

A permit is required to construct or carry out works, except where they are generally in accordance with the approved Master Plan.

A planning permit is required to construct a building situated outside any of the defined building envelopes contained in the Master Plan.

The responsible authority may grant a permit to construct a building or construct or carry out works associated with an education centre prior to the approval of a master plan provided that the responsible authority is satisfied that the proposed building or works are of a minor nature and the issue of a permit will not prejudice the preparation or approval of a master plan for the site.

## **6.0 Advertising signs**

23/10/2008  
C30

Advertising sign requirements are at Clause 52.05. This schedule is in Category 2.

## **7.0 Decision guidelines**

23/10/2008  
C30

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:

### **General issues**

- The State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Regional Catchment Strategy and associated plan applying to the land.
- Whether the site is suitable of the use or development and whether the proposal is compatible with adjoining and nearby land uses.

### **Environmental issues**

- The impact of the proposal on the natural physical feature and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways and property boundaries.

### **Design and siting issues**

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, vistas and water features and measure to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- The approved Master Plan for the site.