

04/12/2014
C179**SCHEDULE 7 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7**.**AITKEN COLLEGE, MICKLEHAM ROAD, GREENVALE****Purpose**

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

To provide for the use and development of the land in accordance with the *Aitken College Master Plan, July 2014*.

To ensure that the use and development of the land as an education centre takes place in an orderly and proper manner, and does not cause loss of amenity to the surrounding neighbourhood.

1.0
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C179**Table of uses****Section 1 - Permit not required**

Use	Condition
Caretaker's house	Must be associated with an Education centre.
Car park	Must be associated with an Education centre.
Education centre	Must be generally in accordance with the Aitken College Master Plan, July 2014. The number of enrolments on site at any time must not exceed 1,350.
Minor utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Child care centre	Must be associated with an Education centre.
Place of Worship	
Any use not in Sections 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Residential College and Caretakers House)
Brothel
Cinema based entertainment facility

Use

Retail premises (other than Market and Primary produce sales)

Motor racing track

Service station

Warehouse

Industry

2.0

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Use of Land

Application Requirements

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

- The purpose of the use and types of activities that will be carried out.
- The extent to which the use is consistent with the *Aitken College Master Plan, July 2014*.
- An assessment of the impact of the proposed use, including the likely effects on adjoining land.

3.0

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Buildings and works

Permit Requirement

A planning permit is not required for buildings and works associated with a Section 1 (Clause 1.0 of this Schedule) use provided the development is generally in accordance with the *Aitken College Master Plan, July 2014*.

Application Requirements

Where a permit is required for buildings and works, an application must be accompanied by the following information, as appropriate:

- A **Design Plan** drawn to scale showing:
 - The boundaries and dimensions of the site.
 - Relevant natural and finished ground levels.
 - The layout of existing and proposed buildings and works.
 - The location, height and purpose of the proposed buildings and works.
 - Elevations, showing the dimensions, colours and material of all proposed buildings and works.
 - Details of existing and proposed landscaped areas in the vicinity of the proposed building and works.

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Decision Guidelines

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

- The purpose and use of the proposed buildings and works and its relationship to the core function of the education centre.
- The interface with adjoining land, especially the relationship with residential areas.
- The location and type of access to the site, including movement of pedestrians and vehicles.
- The drainage of the land and how stormwater runoff from new buildings or works will be managed.
- The provision and location of car parking.
- The location, height, appearance and bulk of buildings having regard to the adjoining land.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, and privacy.
- The type and colour of building materials to be used and the proposed landscape treatment.
- The appropriateness of signage and the effect of signage on the amenity of the area.