

19/01/2006
VC37

SCHEDULE 4 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**

BACCHUS MARSH GRAMMAR SCHOOL

Purpose

To recognise and to provide for the use and continuing development of the Bacchus Marsh Grammar School.

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Primary school	Subject to Clause 2.0 to this schedule.
Road	
Search for stone	Must not be costeaning or bulk sampling.
Secondary school	Subject to Clause 2.0 to this schedule.

Section 2 - Permit required

USE	CONDITION
Agriculture (other than Apiculture)	
Caretaker's house	
Education centre (other than Primary school or Secondary school)	
Leisure and recreation (other than a Motor racing track)	
Mineral, stone or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

USE

Accommodation (other than a Caretaker's house)

Brothel

Cemetery

Cinema based entertainment facility

Crematorium

Display home

Funeral parlour

Hospital

Industry

Motor racing track

Office

Retail premises

Saleyard

Service station

Transport terminal

Warehouse

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Use of land

Conditions for all uses

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

- Transport of materials, goods 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, wastewater, waste products, grit and oil.

Application Requirements

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

- A current copy of the Certificate of Title to the land.
- An indication as to how the proposed use is compatible with adjoining use and development.
- 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, hours of delivery and dispatch of goods and materials and light spill, solar access and glare.

- The means of maintaining land not required for immediate use.
- An indication as to how the proposed use enhances Bacchus Marsh Grammar School.

Decision Guidelines

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

- The effect that the use will have on nearby existing or proposed residential areas or other uses which are sensitive to potential off-site effects, having regard to any comments or directions from referral authorities.
- The effect nearby uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- Whether the proposed use is compatible with the functions of the Bacchus Marsh Grammar School.

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Subdivision

Application Requirements

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

- A current copy of the Certificate of Title to the land.
- A report stating how the proposed subdivision responds to the decision guidelines in this schedule.
- The impact of the proposed subdivision on the adjoining brown coal areas.
- The impact of the proposed subdivision on the maintenance and enhancement of the Bacchus Marsh Grammar School as a reputable educational establishment.
- Unless each lot is to be provided with reticulated sewerage, a land assessment report by a qualified geotechnical expert demonstrating that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan drawn to scale which shows:
 - The boundaries and dimensions of the existing site.
 - The boundaries and dimensions of the proposed subdivision.
 - Adjoining roads.
 - The location of buildings on adjoining land.

Decision Guidelines

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

- The effect that the subdivision will have adjoining land, including the brown coal area, and the impact of the subdivision on the functions of the Bacchus Marsh Grammar School.

- Any natural or cultural values on or near the land.
- The availability and provision of utility services.

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Buildings and works

Application Requirements

An application to construct a building or to construct or carry out works must be accompanied by the following information, as appropriate:

- A current copy of title for the site.
- A plan drawn to scale which shows:
 - 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.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscaping layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision Guidelines

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

- The capability of the land to accommodate the proposed development, addressing site quality attributes, including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
- How the proposed development will complement the Bacchus Marsh Grammar School.
- The impact of the proposed development on the South Maddingley Brown Coal area.
- The impact that adjoining land use and development will have on the proposed development.
- The provision of car parking.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- The impact that the proposed development will have on traffic in the vicinity.