

19/01/2006  
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3****ALPHINGTON GRAMMAR SCHOOL - OLD HEIDELBERG ROAD, ALPHINGTON****Purpose**

To provide for the use and development of the privately owned Alphington Grammar School.

To encourage the orderly planning and development of the facility in a manner which does not adversely effect the amenity of the neighbourhood.

1.0  
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VC37**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Extensive Animal Husbandry</b>	
<b>Education Centre</b>	The land must be used in accordance with a Master Plan approved by the Responsible Authority.
<b>Home Occupation</b>	
<b>Mineral Exploration</b>	
<b>Mining</b>	Must meet the requirements of 52.08-2
<b>Minor Sports and Recreation Facility (other than Outdoor Recreation Facility)</b>	
<b>Place of Worship</b>	
<b>Road</b>	
<b>Search for Stone</b>	Must not be costeaning or bulk sampling
<b>Shop</b>	Must be ancillary to the use as a school

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
Car Park	
Place of Assembly	
Any use not in Section 1 or 3	

**Section 3 - Prohibited**

<b>USE</b>
Accommodation (except caretaker's house)
Brothel
Cemetery
Crematorium
Hotel
Industry
Major Utility Installation
Market
Motor Sales
Motor Racing Track
Office with floor area exceeding 500 square metres in area
Shop - other than in section 1

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**Use of land**

**Amenity of the neighbourhood**

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.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

**Application requirements**

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

- 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, the hours of delivery and dispatch 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 the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

### **3.0**

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### **Subdivision**

No specific requirements

### **4.0**

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### **Buildings and works**

An application to construct a building or to carry out works must be accompanied by information including:

- Details of conformance to the approved Master Plan or proposed variation from the approved Master Plan.
- Detail of the issues raised by the decision guidelines.

Before deciding on an application the Responsible Authority must consider:

- The relationship between this use and the surrounding residential area.
- The appearance of the building having regard to adjoining residential areas.
- The provision of landscaping.
- The effect of the development on the amenity of the neighbourhood.
- The effect on local traffic movements including pedestrians and cyclists, the availability of public transport and the provision of car parking.
- Loading and service areas.

### **5.0**

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### **Advertising signs**

No specific requirements