

20/03/2014
C183

SCHEDULE 10 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ10**.

GIRTON GRAMMAR SCHOOL, JUNIOR AND SENIOR CAMPUSES, VINE, WATTLE AND MACKENZIE STREETS, BENDIGO

Purpose

To facilitate the orderly expansion and development of Girton Grammar School.

To facilitate the development of the Senior School campus south of High Street and the Junior School campus north of High Street.

To ensure a consistency in architectural design.

To ensure the land is environmentally suitable for use as an education centre.

To ensure new development does not impact adversely on the local road network.

To ensure that development respects adjoining residential land uses.

1.0

20/03/2014
C183

Table of uses

Section 1 - Permit not required

Use	Condition
Caretaker's house	Must be ancillary to the use of the land as an Education centre
Car park	Must be ancillary to the use of the land as an Education centre
Education centre	
Minor sports and recreation facility	
Minor utility installation	
Office	Must be ancillary to the use of the land as an Education centre
Place of assembly	Must be ancillary to the use of the land as an Education centre
Place of worship	Must be ancillary to the use of the land as an Education centre
Shop	Must be ancillary to the use of the land as an Education centre
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Intensive animal husbandry, and Timber production).	
Community market	
Dwelling (other than Caretaker's house)	
Residential building	
Store	Must be ancillary to the use of the land as an Education centre

Use	Condition
Utility installation (other than Minor utility installation) and Telecommunications facility	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house, Dwelling and Residential building)
Adult sex bookshop
Brothel
Corrective institution
Industry
Intensive animal husbandry
Motor racing track
Retail premises (other than Shop and Community market)
Timber production
Warehouse (other than Store)

2.0
20/03/2014
C183

Buildings and works

Permit requirement

A permit is not required to:

- Internally re-arrange a building or construct works provided the gross floor area of the building or the size of the works is not increased.
- Externally alter an existing building that does not increase the gross floor area of such building and maintain the architectural integrity and aesthetics of the building and surrounds.
- Construct a fence.

Application requirements

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

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The layout of existing and proposed buildings and works.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage areas.
- Elevation plans drawn to scale showing the colour and materials of all buildings and works.

- Construction details of all drainage, driveways, vehicle parking and loading areas.
- An application to construct or carry out works must support and be consistent with the following traffic management principles:
 - No direct access to school buildings, school parking and school bus or vehicle drop off / pick up areas is to be located or provided for in High Street;
 - The establishment of a Senior and Junior School campus to the south and north of High Street respectively to minimise pedestrian traffic crossing High Street;
 - The future Junior school campus north of High Street school bus drop off / pick up must occur either in Don Street or Vine Street; and
 - The future Senior school campus south of High Street school bus drop off / pick up must occur either in Vine Street or Wattle Street.
- A Transport Impact Assessment Report (TIAR) to the satisfaction of the responsible authority and the Roads Corporation for the ultimate master plan operation of the Girton Grammar site when development is proposed on 39 Wattle Street, 2, 6 and 12-18 Vine Street, and 30 Creek Street North Bendigo that contains the following information:
 - Estimated vehicle, pedestrian and bicycle generation levels.
 - The number of school bus trip routes and circulation between the two campuses.
 - The level, allocation and location of car parking required on the land.
 - Ingress and egress points and the estimated levels of usage.
 - Any proposed off-site traffic management treatments.
 - Access to public transport, and pedestrian and bicycle movement and connections.
- A Construction Management Plan including details of temporary car parking, vehicle and pedestrian access, dust, noise and stormwater control.
- A Soil Management Plan to the satisfaction of the responsible authority.

3.0

20/03/2014
C183

Decision guidelines

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

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, including the conservation of buildings, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- The availability of and connection to services.
- How the proposal minimises pedestrian and vehicle movement between the two campuses.
- How the proposal maintains the function and role of High Street as a State Highway route.
- Whether any remediation measures are required as a result of a Soil Management Plan.
- How the proposal responds to the flooding constraints of the land.