

19/01/2006
VC37**SCHEDULE 1 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ1.

APOLLO BAY AIRFIELD**Purpose**

To allow for a range of airport related facilities in accordance with a concept plan to be submitted.

1.0
19/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Airport	
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.
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Dwelling	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Animal keeping
Brothel
Extractive Industry
Industry (other than associated with airport activities and food processing)
Junk yard
Office (other than associated with airport activities and food processing)
Service station
Shop – other than meeting Section 2 condition
Utility installation (other than minor utility installation)

2.0

19/01/2006
VC37

Use of land

All use of land should be in conformity with an approved concept plan.

3.0

19/01/2006
VC37

Subdivision

A permit is required to subdivide land.

Services

Each lot created should be serviced by reticulated sewerage.

A permit may be granted for lots to be created without reticulated sewerage if:

- The size of the lot is adequate to treat and contain all sewerage and sullage effluent within the lot boundaries; and
- The subdivision is serviced with a reticulated sewerage treatment plant.

Evidence that all sewerage and sullage effluent can be contained within the lot boundaries must be provided to the responsible authority prior to the granting of a permit for each lot to be created.

4.0

19/01/2006
VC37

Buildings and works

General

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- Repairs and routine maintenance.
- Planting or maintenance of gardens.

Building Height

A building should not comprise more than 2 storeys and should not be located so as to adversely affect the safety or operation of aircraft using the airfield.

The maximum height of any part of any building or structure above the natural ground level must not exceed 8 metres.

A permit may be granted to exceed 8 metres if the topography of the site or special circumstances justify a higher structure and no significant detriment to aircraft movement is caused.

Site Coverage

The site coverage by buildings should not exceed 50%.

Building Material

All external building material colours must be muted toning of natural colours and roofing material must be non reflective.

External building material colours must be in harmony with the colours of the backdrop of the hills of Marengo.

The external appearance of the colour of the building must ensure that it does not detract from the visual amenity of the dominant ridgelines.

Landscaping

The visual amenity of the development must be of a high standard and landscaping must screen the development from the Great Ocean Road and nearby residential areas.

To ensure this:

- All landscaping works must be completed prior to the use commencing.
- Tree planting that will grow to the height of the ridge line will be required.
- All landscaped setback areas must contain a range and diversity of planting which will form an effective visual screen and help integrate the development into the landscape character of the coast.

Guidelines for Permit

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

- The orderly and proper planning of the zone.
- The quality of the landscaping works to visually blend the development into the environment.
- The impact of the development to adjoining land uses and the measures taken to integrate with the surrounding land uses.
- The extent to which the buildings and works may represent an undesirable visual intrusion into the surrounding area.
- The impact on the road system and the adequacy of vehicular access, egress and provision of on site car parking.
- Any other matter considered relevant to the land to preserve the airfield from unsympathetic developments.