

22/11/2012
C30**SCHEDULE 7 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7**.**WATTLE HILL****Purpose**

To enable the use and development of the land for nature based tourism development and an education centre (Rural Learning Campus) including provision for live-in conference facilities and other short term accommodation options.

To ensure that the future use and development of the land will minimise any adverse impacts on landscape, environmental and geological values, as well as agricultural productivity of areas of the site not developed for tourism and education purposes.

To provide for the protection and enhancement of the natural environment and natural processes for their historic, geological, archaeological and scientific interest, landscape, faunal habitat and cultural values and to ensure that any development is sited and designed to minimise adverse impacts on these values.

To recognise, preserve and protect the very high landscape and environmental values of the site and its contribution to the Great Ocean Road experience and to ensure that future use and development of the site does not prejudice the preservation and protection of these qualities.

To encourage high standards of architecture and landscape design to ensure that development is responsive to the characteristics of the site and the surrounding locality and is sited and designed to minimise views of the buildings and access roads from the Great Ocean Road and the Great Ocean Walk.

1.022/11/2012
C30**Table of uses****Section 1 - Permit not required**

Use	Condition
Accommodation	Must be located on Crown Allotments 34 and/or 34A and /or 35 and/or 39, Parish of Wangerrip.
Agriculture (other than Intensive animal husbandry, and Timber production)	
Education centre	Must be located on Crown Allotments 34 and/or 34A and/or 35 and/or 39, Parish of Wangerrip.
Home occupation	
Minor sports and recreation facility	
Place of Assembly (other than Carnival, Circus and Nightclub)	Must be located on Crown Allotments 34 and/or 34A and/or 35 and/or 39, Parish of Wangerrip.
Railway	
Tramway	
Utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation - if the section 1 condition is not met	Must be for temporary use in association with outdoor recreational activities and outdoor education programs.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Community market	
Education Centre – if the section 1 condition is not met	Must be used in association with outdoor recreational activities and outdoor education programs. Servicing infrastructure may be located on Crown Allotment 36.
Emergency services facility	
Freezing and cool storage	The goods stored must be agricultural produce, or products used in agriculture.
Interpretation centre Plant nursery Pleasure boat facility Primary produce sales	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 52.42.
Restaurant Rural industry (other than Abattoir and Sawmill) Rural store	
Timber production	Must meet the requirements of Clause 52.18.
Wind energy facility	Must meet the requirements of Clause 52.32.
Winery Any use listed in Clause 62.01	

Section 3 - Prohibited

Use
Abattoir Industry (other than Rural industry) Intensive animal husbandry Nightclub Retail premises (other than Community market, Plant nursery, Primary produce sales, and Restaurant and Tavern) Sawmill Transfer Station Warehouse (other than Freezing and cool storage, and Rural store)

Use**Any other use not in Section 1 or 2****2.0**22/11/2012
C30**Subdivision**

A permit is required to subdivide land.

Each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots and the number of lots is not increased. The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

3.022/11/2012
C30**Buildings and works**

A permit is required to construct a building or construct or carry out works associated with a use in Section 1 or 2 of this schedule.

4.022/11/2012
C30**Requirement before a permit is granted**

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

This requirement does not apply to:

- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Minor extensions, additions or modifications to any existing use or development provided the responsible authority is satisfied it does not prejudice the preparation of the development plan.
- The construction of a post and wire farm fence up to 1.8 metres in height.
- Realignment of boundaries if the number of lots created is not increased.

A permit granted must be generally in accordance with the approved development plan.

5.022/11/2012
C30**Exemption from notice and review**

An application under any provision of this scheme which is generally in accordance with an approved development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

6.022/11/2012
C30**Development Plan**

The development plan can be prepared in stages to the satisfaction of the responsible authority.

The development plan may be amended to the satisfaction of the responsible authority.

The development plan must describe and give effect to the following:

- Use and development of the land must provide for nature based tourism development and/or an education centre (Rural Learning Campus) including provision for live-in conference facilities and other short term accommodation options. The main area for development of the land should be limited to the cleared areas of Crown Allotments 34, 34A, 35 and 39, Parish of Wangerrip. Development should minimise the need for additional vegetation removal.

- Any development should be compatible with both the ongoing agriculture activities on the land and the environmental and landscape characteristics of the area.
- Some servicing infrastructure may be located on Crown Allotment 36.
- Crown Allotments 28, 29, 32 and 36 are to be available for educational and environmental programs including outdoor recreation with small low key facilities to support such activities.
- Development should recognise the contribution the land makes to the broader natural environment and the natural coastal resources of the area. New development should be sustainable and sensitive to both the natural environment and the unique coastal character of the area.

The development plan (including any stage of the development plan) must include a site analysis and design response demonstrating how the proposal addresses the objectives and decision guidelines of this schedule to the satisfaction of the responsible authority.

The site analysis and design response must show:

- Existing features including topography, major view lines into and out from the site, vegetation, land capability and adaptability, adjacent landscape features, drainage lines, existing roadways, surrounding land uses and any other features specific to the site.
- The proposed location and footprint of buildings and works including building envelopes, roads, access tracks, and open space and demonstrate how the buildings, access roads and associated works have been sited and designed to minimise the need for cut and fill and vegetation removal.
- The location, height, dimensions, design, floor area, facade and roof treatment of all buildings and canopies, and details of site works.
- An assessment of the visual impact of the proposed development for each development zone, having regard to the Great Ocean Walk, Great Ocean Road and private property.
- Proposed measures to reduce the visual impact of development and to mitigate viewing from the Great Ocean Road and Great Ocean Walk.
- A landscaping plan showing the location of existing vegetation to be retained, proposed vegetation, perimeter landscaping works, and details of paving and surface treatments.
- Vehicle access to the land including, the number, location and layout of all vehicle parking areas and access to and from such areas.
- Details for the provision of services infrastructure including power, drainage, reticulated water and sewerage.
- Details of all proposed advertising and directional signage.
- Details of the location and nature of all on-site illumination.
- Details of perimeter, internal or security fencing.
- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- Measures proposed to protect and enhance the natural environment of the area, including the retention of vegetation and faunal habitats and the need to re-vegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- The principles and guidelines included in:
 - Design and Siting Guidelines, Bushfire Protection for Rural Houses, Country Fire Authority and Ministry for Planning and Environment, 1990.
 - Planning Conditions and Guidelines for Subdivisions, Country Fire Authority, 1991.
 - Building in Bushfire-Prone Areas - CSIRO & Standards Australia (SAA HB36-1993), May 1993

- Any other matters considered relevant to the proposed development;

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Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The suitability of the proposal against the stated purpose and objectives of this Schedule.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- How the use or development conserves the values identified for the land in the schedule.
- Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.
- How the development has been sited and designed to minimise views of the buildings and access roads from the Great Ocean Road and the Great Ocean Walk track.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

Rural issues

- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

Environmental issues

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.

- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.

8.0

Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 4.