

13/12/2012  
C258**SCHEDULE 13 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ13**.**DRYSDALE REGIONAL COMMUNITY AND CULTURAL HUB****Purpose**

To encourage the use and development of the Drysdale Regional Community and Cultural Hub (formally the Bellarine Sub-Regional site) for a range of civic, community, education and recreation activities.

To ensure that the development of the land within the zone is undertaken to provide a high quality environment.

**1.0**13/12/2012  
C258**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Car park</b>	Must be associated with the use of the land.
<b>Education centre</b>	
<b>Emergency services facility</b>	
<b>Minor sport and recreation facility</b>	Excludes Outdoor recreation facility.
<b>Store</b>	Must be used in conjunction with civic, community, education and recreation activities.
<b>Transport terminal</b>	
<b>Utility installation</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Caretakers house</b>	
<b>Childcare centre</b>	
<b>Food and drink premises (other than Convenience restaurant, Hotel, Restaurant and Tavern)</b>	Must be associated with civic, community, education and recreation activities.
<b>Market</b>	Must not occupy the land for a period greater than seven consecutive days.
<b>Place of assembly (other than Amusement parlour, Drive-in theatre and Night club)</b>	
<b>Outdoor recreation facility</b>	

## Section 3 - Prohibited

### Use

#### Any other use not in Section 1 or 2

### 2.0

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#### Use of land

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials to and from the site.
- The appearance of any building, works or materials.
- Unreasonable noise generated by the use.

#### Application requirements

An application for a permit by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use.

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

- A description of the use and the type of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, hours of operation and light spill.
- Maintenance of areas not required for immediate use.
- A report detailing how the proposal meets the purpose of the zone.

### 3.0

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#### Subdivision

Any subdivision of land should be for the purposes of facilitating civic, community, education and recreation activities within the Drysdale Regional Community and Cultural Hub.

#### Exemption from notice and review

An application for subdivision 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.

### 4.0

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#### Buildings and works

A permit is not required for buildings and works which provide for:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground equipment or sporting equipment.

- Planting or landscaping.
- Fencing that is 1 metre or less in height above ground level.
- An extension or alteration to an existing building where the works are setback at least 5 metres from any boundary, the floor area is not increased by more than 200 square metres and the overall height of the building is not increased.
- A building or works carried out by or on behalf of a public land manager.

### **Application requirements**

An application for a permit by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use and development.

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

A plan drawn to scale which shows:

- The boundary 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 buildings and works.
- All access, driveway and car parking 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.

### **Exemptions from notice and review**

An application to construct a building or construct or carry out works for any Section 1 Use 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 appeal rights of Section 82(1) of the Act.

### **Decision Guidelines**

Before deciding on an application for use and/or buildings and works the responsible authority must consider, as appropriate:

- The purposes of this Schedule.
- The effect that existing uses on nearby or adjoining land may have on the proposed use.
- The effect of traffic to be generated on surrounding roads.

- Provision of car parking.
- The movement of pedestrians and cyclists, and vehicles including emergency services and public transport.
- The interface with adjoining land uses.
- The height, siting and shape of proposed buildings.
- Provision of land for landscaping.
- The availability of and connection to services.
- The drainage of the land.
- Stormwater run-off management including the treatment and disposal of all wastewater and drainage water, in particular how it will be collected, treated and reused on site or discharged into a reticulated system.
- The impact of the development on vegetation including vegetation on the subject land and neighbouring properties.
- The interim use of those parts of the land not required for the proposed use.
- The storage of rubbish.

## **5.0**

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### **Advertising signs**

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