

Amendment C321 to the Greater Geelong Planning Scheme

Rezoning all the properties in the Commercial 2 Zone precinct on Geelong Road, Portarlington, to the Mixed Use Zone

Use as defined in the planning scheme	C2Z	MUZ	Condition
Accommodation	Prohibited*	Permit required**	Nil
Dwelling	Prohibited	Permit not required	Nil
Food and drink premises	Permit not required	Permit not required	The leasable floor area must not exceed 100 sq m in the C2Z and 150 sq m in the MUZ.
Industry	Permit not required	Permit required	Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10 in the C2Z. Must not be a purpose listed in the table to Clause 52.10 in the MUZ.
Retail premises	Permit required	Permit required	Nil
Shop	Permit not required	Permit not required	Must adjoin, or be on the same land as, a supermarket when the use commences in the C2Z. The leasable floor area must not exceed 150 sq m in the MUZ.
Supermarket	Permit not required	Permit not required	The leasable floor area must not exceed 1800 square metres and the site must adjoin, or have access to, a road in a Road Zone, in the C2Z. The leasable floor area must not exceed 150 sq m in the MUZ.
Trade supplies	Permit not required	Permit required	Nil
Warehouse	Permit not required	Permit required	Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10 in the C2Z. Must not be a purpose listed in the table to Clause 52.10 in the MUZ.
Office	Permit not required	Permit not required	Nil conditions in the C2Z. The leasable floor area must not exceed 250 square metres in the MUZ.

* Other than Caretaker's house, Motel and Residential hotel which require a permit.

** Other than Dwelling and Residential aged care facility which are 'as of right'.

NOTE 1: If the 'Permit not required' condition cannot be met then a permit is required.

NOTE 2: If the 'Permit required' condition cannot be met then the use is prohibited.

Buildings and works

C2Z A permit is required to construct a building or carry out works.

MUZ A permit is required to construct a building or carry out works where a permit is required for the use.