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Proposed C409ggee

SCHEDULE 13 TO CLAUSE 37.01 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

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Table of uses

Section 1 - Permit not required

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

Section 2 - Permit required

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

Section 3 - Prohibited

Use
Any other use not in Section 1 or 2

2.0

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Use of land

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application 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.
- 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.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The 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.

3.0

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Subdivision

An application for the subdivision of land 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.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The subdivision is for the purpose of facilitating civic, community, education and recreation activities within the Drysdale Regional Community and Cultural Hub.

4.0

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Buildings and works

No permit is required to construct a building or construct or carry out works for the following:

- 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.

GREATER GEELONG PLANNING SCHEME

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application 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 development.
- 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, driveways 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.

An application to construct a building or construct or carry out works 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.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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 cyclist, 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

Signs

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Sign requirements are at Clause 52.05. All land located within the zone is in Category 4.