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Proposed C465ggee

SCHEDULE 18 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ18**.

NORTH GEELONG ABORIGINAL HUB

Purpose

To provide for the use and development of the land for cultural and community facilities and support services for Aboriginal and Torres Strait Islander people.

To ensure that the use and development of the land is compatible with surrounding uses.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Car park	Must be directly associated with the Aboriginal community organisation.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Food and drink premises (other than Bar and Hotel)	Must be directly associated with the Aboriginal community organisation.
Informal outdoor recreation	
Interpretation centre	
Office	Must be directly associated with the Aboriginal community organisation.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Community care accommodation	Must be directly associated with the Aboriginal community organisation.
Place of Assembly (other than Amusement parlour, Carnival, Cinema, Cinema-based entertainment facility, Circus, Drive-in theatre and Nightclub)	
Restricted recreation facility	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Community care accommodation)
Agriculture (other than Horticulture)
Amusement parlour
Bar
Cemetery
Cinema

Use

Cinema-based entertainment facility
 Crematorium
 Drive-in theatre
 Education centre (other than Child care centre and Employment training centre)
 Hotel
 Hospital
 Industry (other than Automated collection point)
 Leisure and recreation (other than Informal outdoor recreation, Indoor recreation facility and Restricted recreation facility)
 Nightclub
 Retail premises (other than Food and drink premises and Market)
 Saleyard
 Service station
 Veterinary centre
 Warehouse

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Use of land

Application requirements

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:

- A written description of how the proposed use is directly associated with, or, will complement the Aboriginal community organisation.
- The purpose of the use and the type of activities which will be carried out.
- The likely effects, if any, on adjoining uses.
- An application for a sensitive land use including a child care centre and community accommodation must be accompanied by a Certificate or Statement of Environmental Audit prepared under the Environment Protection Act 2017 and must include a statement by a suitably qualified person:
 - Identifying all measures to give effect to any relevant conditions on a Statement of Environment Audit.
 - Identifying any remaining obligations under any statutory notice issued by the EPA under the *Environment Protection Act 2017*.

Decision guidelines

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 purpose of this schedule.
- The connection between the proposed use and the Aboriginal community organisation.
- The effect that the proposed use may have on existing uses on nearby or adjoining land.
- The effect that existing uses on nearby or adjoining land may have on the proposed use.
- The effect of traffic generation and car parking.
- The provision of car parking and access to the site.

3.0

Subdivision

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Exemption from notice and review

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.

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Buildings and works

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General requirement

The proposed finished floor levels must be the same or greater than the ground floor finished floor level, or 300mm higher than the current 1% Annual Exceedance Probability, whichever is the greater.

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

- Alteration to an existing building used in association with the Aboriginal community organisation, where the proposed finished floor level is the same or greater than the ground floor finished level of the existing building and the building is not extended towards Cowies Creek or Morgan Street.
- Construct or carry out any works associated with the remediation of the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 2017*.
- Construct or carry out works associated with any Geotechnical investigations related to the remediation of the land under the *Environment Protection Act 2017*.

Application requirements

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:

- A site plan which shows:
 - The boundaries and dimensions of the site.
 - The siting and layout of existing and proposed buildings and works.
 - The setback and interface from adjoining land uses.
 - The siting, layout, surface finishes and gradients of vehicle accessways, bus and car parking areas, loading areas and pathways.
 - The location and design of any proposed fences.
 - The connectivity between the Aboriginal community organisation land and adjoining public land.
 - Wayfinding measures from car parking areas, pedestrian pathways and bike paths.
 - Visible building entrances and other destination points clearly marked.
 - Any other notable features, constraints or characteristics of the site.
- Elevation drawings to scale showing the height, colour and materials of all buildings and works and fences.

Exemption from notice and review

An application to construct a building or construct or carry out works for uses in Section 1 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.

Decision guidelines

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 purpose of this schedule.
- The impact from potential flooding from Cowies Creek.
- Any cultural values on or near the land.
- Provision of car parking and site access.
- The movement of pedestrians and cyclists and vehicles including emergency services.
- The impact of development on the adjoining public bike path.
- The interface with adjoining land uses, specifically the relationship between the creek environment and surrounding industry.
- The visual appearance of building facades, car parking areas and landscaping particularly from public vista points on Morgan Street and from the public bike paths along Cowies Creek.

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Signs

Sign requirements are at Clause 52.05. All land located within Schedule 18 is in Category 2.