

04/02/2010
C110**SCHEDULE 5 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ5**.**INVERLOCH RACV RESORT****Purpose**

To allow a mix of uses to recognise and support sustainable tourism activity and accommodation opportunities at the RACV Inverloch Resort.

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C110**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.”
Camping and caravan park	
Caretaker’s house	
Carnival	Must meet the requirements of ‘A Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.
Child care centre	Must generally be used by staff and patrons of the Resort
Circus	Must meet the requirements of ‘A Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.
Crop raising	
Informal Outdoor Recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Residential Hotel	
Restaurant	Must be used in association with the RACV Inverloch Resort
Restricted recreation facility	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Use	Condition
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

Section 2 - Permit required

Use	Condition
Accommodation (other than Camping and caravan park, Dwelling, and Residential hotel)	Must be used in association with the RACV Inverloch Resort.
Agriculture (other than Apiculture and Crop raising)	
Office (other than Bank, Electoral office, Medical centre, Real estate agency, Travel agency)	Must be used in association with the RACV Inverloch Resort.
Retail premises (excluding Adult sex bookshop, Department store, Manufacturing sales, Restaurant, Restricted retail premises, Supermarket and Trade supplies)	Must be used in association with the RACV Inverloch Resort.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex Shop bookshop
Bank
Brothel
Department Store
Dwelling (other than caretaker's house)
Industry (other than Laundromat)
Manufacturing sales
Medical centre
Real estate agency
Restricted retail premises
Supermarket
Trade supplies
Warehouse

3.0

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Subdivision

A permit is required to subdivide land.

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:

- Promotes the purpose of this zone.
- Supports the decision guidelines for this zone.

4.0

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Buildings and works

A permit is required to construct a building or construct or carry out works. This does not apply to:

- An alteration or extension to an existing building provided the floor area of the alteration or extension is not more than 50 square metres.
- An alteration or extension to an existing building associated with the RACV Inverloch Resort that does not increase the gross floor area.
- A rainwater tank.

5.0

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Exemption from notice and review

An application to use or subdivide land, 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.

6.0

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

7.0

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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.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development in relation to existing infrastructure and services.

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- 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 impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

BASS COAST PLANNING SCHEME

- Whether the use or development will require traffic management measures.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.