

16/10/2014
C288**SCHEDULE 3 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ3**.

ADVENTURE PARK COMPREHENSIVE DEVELOPMENT PLAN**Land**

The Adventure Park Comprehensive Development Plan May 2014 applies to land at 1197 – 1249 Bellarine Highway, 31 – 59 Swan Bay Road and 261 – 279 Curlewis Road, Wallington.

Purpose

To facilitate the use and development of the land for a theme park and associated buildings and works in an attractive landscape setting.

To provide for the integrated development of the land generally in accordance with the Adventure Park Comprehensive Development Plan, any approved masterplan and any approved traffic management plan.

1.0**Table of uses**16/10/2014
C288**Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal boarding, Animal keeping, Apiculture, Intensive animal husbandry, Rice growing and Timber production)	
Bed and breakfast	Must be in Precinct 3 on the Adventure Park Comprehensive Development Plan
Camping and caravan park	<ul style="list-style-type: none"> ▪ Must be in association with the theme park; and ▪ Must be in the form of cabins only (and not tents, caravans or campervans) in one or more of Precincts 5, 6 or 7 on the Adventure Park Comprehensive Development Plan; and ▪ Must be used only for persons away from their normal place of residence.
Caretaker's house	Must be in Precinct 1 on the Adventure Park Comprehensive Development Plan.
Car park	
Group accommodation	<ul style="list-style-type: none"> ▪ Must be in association with the Theme Park; and ▪ Must be in one or more the Precincts 5 or 6 on the Adventure Park Comprehensive Development Plan.
Home occupation	
Minor utility installation	
Outdoor recreation facility	Must be in Precinct 1 on the Adventure Park Comprehensive Development Plan

Use	Condition
Residential hotel	<ul style="list-style-type: none"> ▪ Must be in association with the theme park; and ▪ Must be in one or more the Precincts 1, 5 or 6 on the Adventure Park Comprehensive Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Exhibition centre	Must be in one or more of Precincts 3 or 5 on the Adventure Park Comprehensive Development Plan.
Function centre	Must be in one or more of Precincts 5 or 6 on the Adventure Park Comprehensive Development Plan.
Market	Must be in Precinct 2 on the Adventure Park Comprehensive Development Plan.
Outdoor recreation facility	Must be in one or more of Precincts 3, 5 or 6 on the Adventure Park Comprehensive Development Plan.
Plant nursery	
Restaurant	Must be in one or more of Precincts 1, 3, 5 or 6 on the Adventure Park Comprehensive Development Plan.
Rural store	
Winery	Must be in Precinct 1 or 3 on the Adventure Park Comprehensive Development Plan.
Any use not listed in Section 1 or 3.	

Section 3 - Prohibited

Use
Accommodation (other than Bed and breakfast, Camping and Caravan park, Caretaker's house, Group accommodation and Residential hotel)
Brothel
Cemetery
Child-care centre
Cinema based entertainment facility
Crematorium
Display home
Education centre
Emergency services facility
Food and drink premises (other than Restaurant)
Freeway service-centre
Funeral parlour
Hospital
Industry
Intensive animal husbandry
Leisure and recreation (other than Outdoor recreation facility)
Office

Use
Place of assembly (other than Exhibition centre and Function centre)
Pleasure boat facility
Retail premises (other than Market, Plant nursery and Restaurant)
Saleyard
Service station
Transport terminal
Veterinary centre
Warehouse (other than Rural store)

2.0

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Masterplan

A masterplan may consist of a plan, plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages provided each stage includes the whole of one or more precincts as identified in the Adventure Park Comprehensive Development Plan.

A masterplan must describe:

- the land to which it applies;
- the proposed use and development of each part of the land;
- the principles of intended built form and design;
- the maximum height of all buildings and works;
- setback distances of all buildings and works from adjoining properties; and
- security fencing arrangements with neighbouring properties.

Prior to deciding on whether to approve or amend a masterplan, the responsible authority may:

- Notify the owners and occupiers of adjoining land and provide them an opportunity to provide comment within 14 days; and
- Publish a notice of the proposed masterplan in a newspaper circulating in the area inviting comment from people likely to be adversely impacted within 14 days.

Prior to deciding on whether to approve or amend a masterplan, the responsible authority must consider any comments received.

Prior deciding on whether to approve or amend a masterplan that provides for future development requiring an increase in water supply the responsible authority must consider the views of Barwon Water.

An approved masterplan may be amended to the satisfaction of the responsible authority.

3.0

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Traffic Management Plan

A traffic management plan may consist of a plan, plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages provided each stage includes the whole of one or more precincts identified in the Adventure Park Comprehensive Development Plan.

A traffic management plan must describe:

- details of all internal road and car parking arrangements;
- conceptual designs for all access points to and from the site;

- conceptual designs and indicative costing of all necessary upgrades to the surrounding road network including all traffic control devices;
- details and timing for the preparation of a Section 173 Agreement setting out developer contributions towards the identified road network upgrades;
- details of timing for the delivery of the identified road network upgrades

A traffic management plan may be amended to the satisfaction of the responsible authority.

4.0

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Use of Land

Requirements

A permit must not be granted until a masterplan has been prepared to the satisfaction of the responsible authority under Clause 2.0 and a traffic management plan has been prepared to the satisfaction of the responsible authority under Clause 3.0.

A permit granted must be generally in accordance with the approved masterplan and approved traffic management plan.

Exemption from notice and review

An application 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 if it is generally consistent with a masterplan prepared under Clause 2.0 to the satisfaction of the responsible authority.

5.0

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Subdivision

Requirements

A permit must not be granted until a masterplan has been prepared to the satisfaction of the responsible authority under Clause 2.0 and a traffic management plan has been prepared to the satisfaction of the responsible authority under Clause 3.0.

A permit granted must be generally in accordance with the approved masterplan and approved traffic management plan.

Exemption from notice and review

An application 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 if it is generally consistent with a masterplan approved in accordance with section 2 of this schedule.

6.0

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Buildings and works

Permit requirement

A permit is not required to construct a building or carry out works in Precinct 1 as show on the Adventure Park Comprehensive Development Plan for:

- An Outdoor recreation facility not exceeding 30 metres in height above ground level; or

- Accommodation not exceeding 15 metres in height above ground level or any height specified in a masterplan approved under Clause 2.0.

A permit is not required for earthworks in association with a use in Section 1.

Requirements

A permit must not be granted until a masterplan has been prepared to the satisfaction of the responsible authority under Clause 2.0 and a traffic management plan has been prepared to the satisfaction of the responsible authority under Clause 3.0.

A permit granted must be generally in accordance with the approved masterplan and approved traffic management plan.

This does not apply to an application to construct a minor building or to construct or carry out minor works if the responsible authority is satisfied that the granting of a permit will not prejudice the preparation of the masterplan required under Clause 2.0. This may include a small pump station, an open-sided picnic shelter, a machinery shed, an extension to an existing building of not more than 50 per cent of the existing floor area of the building or 50 square metres, whichever is the lesser.

Exemption from notice and review

An application 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 if it is generally consistent with a masterplan approved in accordance with section 2 of this schedule.

7.0

Application requirements

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An application under Clause 4.0, Clause 5.0 or Clause 6.0 must be accompanied by the following information, as appropriate.

- A plan drawn to scale which shows:
 - the boundaries 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 and proposed uses;
 - all driveway, car parking and loading areas;
 - proposed landscape areas;
 - all external storage and waste treatment areas;
 - areas not required for immediate use.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape areas.
- Confirmation that any anticipated change to traffic and parking resulting from the development and use is consistent with any relevant approved traffic management plan.

8.0

Decision guidelines

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Before deciding on an application under Clause 4.0, Clause 5.0 or Clause 6.0, the responsible authority must consider, as appropriate:

- The purposes of the zone.
- Whether the use, development or subdivision of land is generally in accordance with the Adventure Park Comprehensive Development Plan and any approved masterplan and traffic management plan.
- Whether the design of buildings and works is appropriate in the context of surrounding development and local environment.
- Whether adequate car parking has been provided, including bus and taxi parking.
- Whether adequate loading facilities have been provided.
- Whether adequate and efficient access/egress points are provided to and from the site.
- The views on the traffic plans by Vicroads.
- Whether satisfactory arrangements have been made for the treatment and disposal of stormwater drainage to a legal point of discharge.