

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ8**.

GOANDRA LAND, THACKER STREET, OCEAN GROVE**Purpose**

To provide for the low-density residential development of the land bounded by Thacker Street, the Woodlands and Bellvue Estates and the Ocean Grove Nature Reserve.

To protect and conserve areas of natural and environmental significance in the subdivision.

To provide protection and on going management of Bellarine Yellow Gums and other significant vegetation.

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

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. Must meet the requirements of Clause 2 of this schedule.
Home based business	
Informal outdoor recreation	
Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit and Dwelling)	
Agriculture (other than Animal keeping, Apiculture and Intensive animal husbandry)	
Animal boarding	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.

Use	Condition
Bed and breakfast – if the Section 1 condition is not met	
Convenience shop	The leasable floor area must not exceed 80 square metres.
Dependent person’s unit – if the Section 1 condition is not met	Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must result in no more than two dwellings on the lot. Must be attached to an existing dwelling. Must meet the requirements of Clause 2 of this schedule.
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)	
Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub)	
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited

Use
Any other use not in Section 1 or 2

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Use of land

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage.
- Each dwelling must be connected to a reticulated potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

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Subdivision

A permit is required to subdivide land.

A permit must not be granted to subdivide land until a Concept Plan has been submitted to an approved by the responsible authority.

GREATER GEELONG PLANNING SCHEME

The Concept Plan must provide a road layout and subdivision pattern that responds to the natural and environmental significance of the site based on the “Goandra” Development Concept Plan Drawing Ref. 5539 Edition 05 dated 25/01/2002 but modified to show:

- The location of all substantial trees and significant understorey communities based on a detailed and accurate survey of vegetation carried out by a suitably qualified practitioner;
- The location of all areas with slopes greater than 20 per cent;
- The provision of up to 170 allotments having a minimum area of 1000 square metres. Smaller lots should be located around the Yellow Gum reserve or on land that is flat or gently sloping or that has little or no vegetation. Smaller lots should not be located adjacent to the Ocean Grove Nature Reserve, Thacker Street or at the interfaces of the site with adjoining low density residential estates;
- The designation of a building envelope on each lot that allows for the long-term protection of significant vegetation having regard to the “*Management Prescriptions for Vegetation on Future Privately Owned Lots – Reilly’s Property, Thacker Street Ocean Grove*” Mark Trengrove, February 2000;
- The location of the road network to be provided for the development. The road network should include two-road access points to Thacker Street and a connection to Bellvue Drive. The road network is to be designed to ensure the retention of all possible Yellow Gums, Manna Gums and Sheoaks and significant understorey communities. Direct access should not be provided from any new lot created onto Thacker Street;
- The provision of a landscape reserve along the Thacker Street frontage, having a width of not less than 2 metres;
- The provision of a centrally located Yellow Gum Reserve with an area of at least 7.54 hectares that incorporates the best stands of Yellow Gums on the land;
- The provision of an open space linear park along the valley in the western portion of the site with a parkland linkage to the Ocean Grove Nature Reserve and a pedestrian linkage to the Yellow Gum Reserve;
- The provision of a 20 metre wide buffer zone adjoining the Ocean Grove Nature Reserve; and
- The provision of a reserve linking the Yellow Gum Reserve and the Ocean Grove Nature Reserve that incorporates a significant stand of Manna Gums;

In deciding whether the Concept Plan is satisfactory, the responsible authority must consider:

- Whether the plan is consistent with the requirements described above.
- The views of the Department of Natural Resources and Environment, Friends of the Ocean Grove Nature Reserve, Geelong Environment Council and owners and occupiers of all properties in the Woodlands and Bellvue Estate who have direct abuttal to the subject land.

The Concept Plan may be amended to the satisfaction of the responsible authority.

Exemption from notice and appeal

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.

Decision guidelines

Before deciding on an application for a permit to subdivide land, in addition to the decision guidelines in Clause 37.01-3, the responsible authority must consider as appropriate:

- The consistency of the proposed subdivision with the approved Concept Plan.

- The protection and enhancement of the natural environment and character of the area, including the retention of Bellarine Yellow Gums, native vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- The need to provide environmentally sensitive, ‘soft’ engineering treatments within the subdivision.

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Buildings and works

A permit is not required to construct a post and wire fence.

A permit is not required to construct a building or to construct or carry works if all of the following conditions are met:

- The proposed buildings and works are located within a dimensioned building envelope shown on the approved subdivision plan and the building envelope contains no Bellarine Yellow Gums;
- The proposed driveway to the dwelling does not require the removal of an established native tree; and
- The land has a slope of less than 20 per cent.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building or to construct or carry out works 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 impact on existing native vegetation and whether removal of existing native trees can be avoided.
- Whether any buildings or works will encroach the root zone of established native trees and impact on the health of such trees.
- Whether suitable measures are proposed to be taken to avoid erosion and unsightly cut and fill on sites with a slope in excess of 20 per cent.

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Signs

None specified.