

06/02/2020
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SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

ANGLESEA HEATHLAND

Purpose

To limit development and subdivision in recognition of the outstanding ecological and scenic values of the Anglesea Heathland.

To limit the visual impact of buildings and structures when viewed from the Great Ocean Road.

To provide for the use and development of dwellings and ancillary structures within defined habitation envelopes.

To minimise the impact of excavation and hard surfaces on native vegetation and scenic landscape values.

To ensure that the design and siting of buildings incorporates adequate bushfire protection measures.

To ensure effective provision of infrastructure services without compromising environmental or scenic values

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Dwelling	Must be the only dwelling on the lot. Must meet the requirements of Clause 4.0 of this Schedule.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Home based business	

Section 3 - Prohibited

Use
Dwelling - if the section 1 condition is not met Any other use not in Section 1 or 2

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Use of land

None specified.

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Subdivision

Subdivision must only be for the purpose of:

- The transfer of land into public ownership: or
- The facilitation of the construction or augmentation of essential public infrastructure or roads.

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C128surf**Buildings and works****Requirements - Map 1 to the Schedule to Clause 37.01**

The following provisions apply only to lots 1 to 6 on Map 1 to this Schedule.

Habitation Envelopes

All buildings and works (including any swimming pool, private tennis court, paving and immediate domestic firebreaks) must be located within the habitation envelope delineated on Map 1 to this Schedule.

Prior to the commencement of any development on a lot, a planning permit may be granted to alter the position or configuration of the habitation envelope shown in Map 1 to this Schedule, provided that:

- It does not exceed 1,500 square metres in area.
- It is not less than 20 metres from the road frontage.
- It is not less than 50 metres from the rear boundary.
- It is not less than 5 metres from a side boundary.
- It does not exceed 60 metres in total north-south dimension

Beyond any habitation envelope, no buildings and works may be constructed or carried out except:

- The minimum works necessary to provide a vehicular access way between the property frontage and habitation envelope.
- Reticulated services.
- Boundary fencing of post and wire construction in conventional rural character.

Services

Dwellings must be connected to reticulated sewerage.

Household stormwater must be prevented from flowing onto the adjacent reserve.

Building siting and design

The following requirements must be met, unless a planning permit approves otherwise:

- The maximum cut into slopes must not exceed 1.0 metre in depth.
- No fill is to be imported from outside the site.
- The maximum height of any structure (including attachments such as antennae) must not exceed 7.5 metres above natural ground level at any point.
- Exterior building materials and colours must comprise subdued colours compatible with the natural surroundings, so as to minimise the visual impact of structures when viewed from beyond the lot.
- Buildings must be designed and constructed to have regard to available guidelines and standards for reducing risks to property and persons from bushfire.

Requirements - Map 2 to the Schedule to Clause 37.01

The following provisions apply only to lots 7 to 54 on Map 2 to this Schedule.

Services

Dwellings must be connected to reticulated sewerage.

Household stormwater must be prevented from flowing onto the adjacent reserve.

Building siting and design

The following requirements must be met, unless a planning permit approves otherwise:

- The maximum cut into slopes must not exceed the following depths:
 - On slopes of up to 20%: 1.0 metre
 - On slopes between 20% and 25%: 1.5 metres
 - On slopes over 25%: 2.0 metres
- The maximum cut into land without steps is 1.0 metre.
- No fill is to be imported from outside the site.
- The maximum height of any structure (including attachments such as antennae) must not exceed 7.5 metres above natural ground level at any point.
- The site coverage of all buildings must not exceed 35%, including outbuildings, balconies and decks.
- The site coverage of all buildings and works, including swimming pool, paving, tennis court, driveway and open parking, must not exceed 45%.
- Buildings must be setback a minimum of 6 metres from the street frontage.
- Buildings must be setback a minimum of 2.5 metres from the side and rear boundaries.
- Exterior building materials and colours must comprise subdued colours compatible with the natural surroundings, so as to minimise the visual impact of structures when viewed from beyond the lot.
- Buildings must be designed and constructed to have regard to available guidelines and standards for reducing risks to property and persons from bushfire.
- Boundary fencing must be of post and wire construction in conventional rural character.

Requirements - Map 3 to the Schedule to Clause 37.01

The following provisions apply only to Lot 2 on PS338766 (Part of Crown Allotment 12A), Lot 2 on PS343484 (Part of Crown Allotment 20B) and Lot 1 on PS515290 (Part of Crown Allotment 20A), Parish of Angahook as shown on Map 3 to this Schedule.

The construction of a building and the construction and carrying out of works is prohibited.

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 (drawn to scale) showing the boundaries of the site, site contours and slope, the location of all existing and proposed buildings and works, any site disturbance associated with the provision of vehicle access and infrastructure to service the dwelling, and existing native vegetation that is proposed to be retained or removed.
- Elevation drawings (drawn to scale) showing finished floor and roof levels, any site cut or fill, any ancillary services or structures attached to buildings (e.g. antennae, air conditioning units, solar panels, etc), and the external colours and materials of all proposed buildings.
- A stormwater management plan showing how stormwater will be prevented from flowing onto the adjacent reserve.
- A landscape plan (drawn to scale) that includes the following information:
 - The location, species (common and botanical name) and size of all vegetation that is proposed to be retained, removed or planted;

- A report that details the structural health and species of all existing native vegetation, the expected impact of proposed buildings and works on native vegetation that is proposed to be retained, and recommended measures to suitably protect trees from damage during construction;
- A detailed planting schedule, specifying the species (common and botanical name), height/width at maturity, planting size and quantity of all proposed plants, using locally indigenous species only;
- Details and the location of all surfaces and infrastructure to be constructed, including driveways, paths, patios, trenches, retaining walls, etc;
- The location of defendable space that is required for bushfire protection;
- Replacement of environmental weeds listed in *Weeds of the Surf Coast Shire (2013)*; and
- A written explanation of the steps that have been taken to avoid the removal of native vegetation, minimise the removal of native vegetation, and appropriately offset the loss of native vegetation.

Exemption from notice and review

An application to construct a building or to construct or carry out works on land affected by Map 1 (lots 1 to 6) and Map 2 (lots 7 to 54) to this Schedule 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, except where the application:

- Is to alter or vary a habitation envelope.
- Seeks to vary any of the discretionary requirements of the relevant clause.

Decision guidelines

Before deciding on an application for buildings and works that varies any of the requirements applying to lots 1 to 6 on Map 1 and lots 7 to 54 on Map 2 to this Schedule, the responsible authority must be satisfied that:

- The variation will not adversely affect the visual impact of the development when viewed from beyond the lot.
- The variation will not increase the impact on native vegetation or reduce fauna habitat.
- The variation will not increase soil disturbance in a manner which is likely to increase consequent hazard from weeds or fungus.
- The proposed alternative envelope does not significantly increase adverse impacts upon the conservation of the balance of the lot and surrounding land.
- Fencing other than post and wire has been used sparingly and only to achieve privacy for habitable room windows and primary areas of private open space, and does not impact on the open and informal character of the area.

5.0

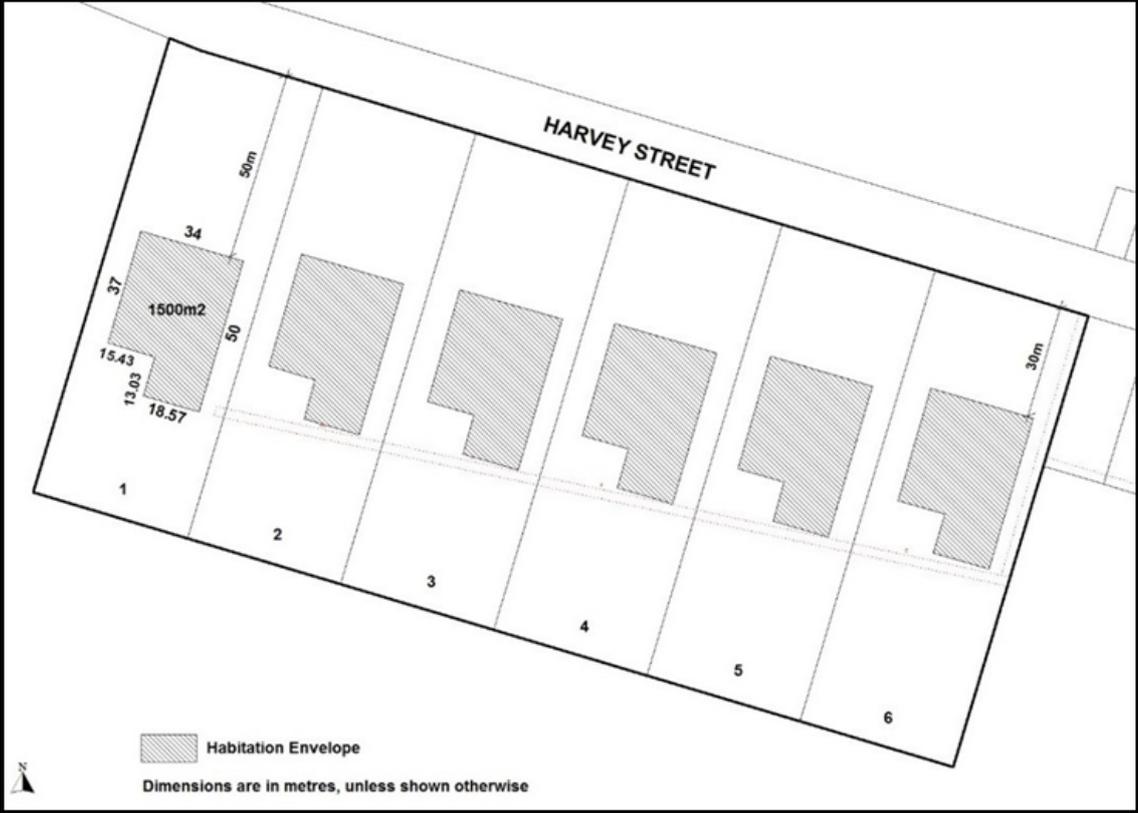
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Signs

Sign requirements are at Clause 52.05. All land is in Category 4.

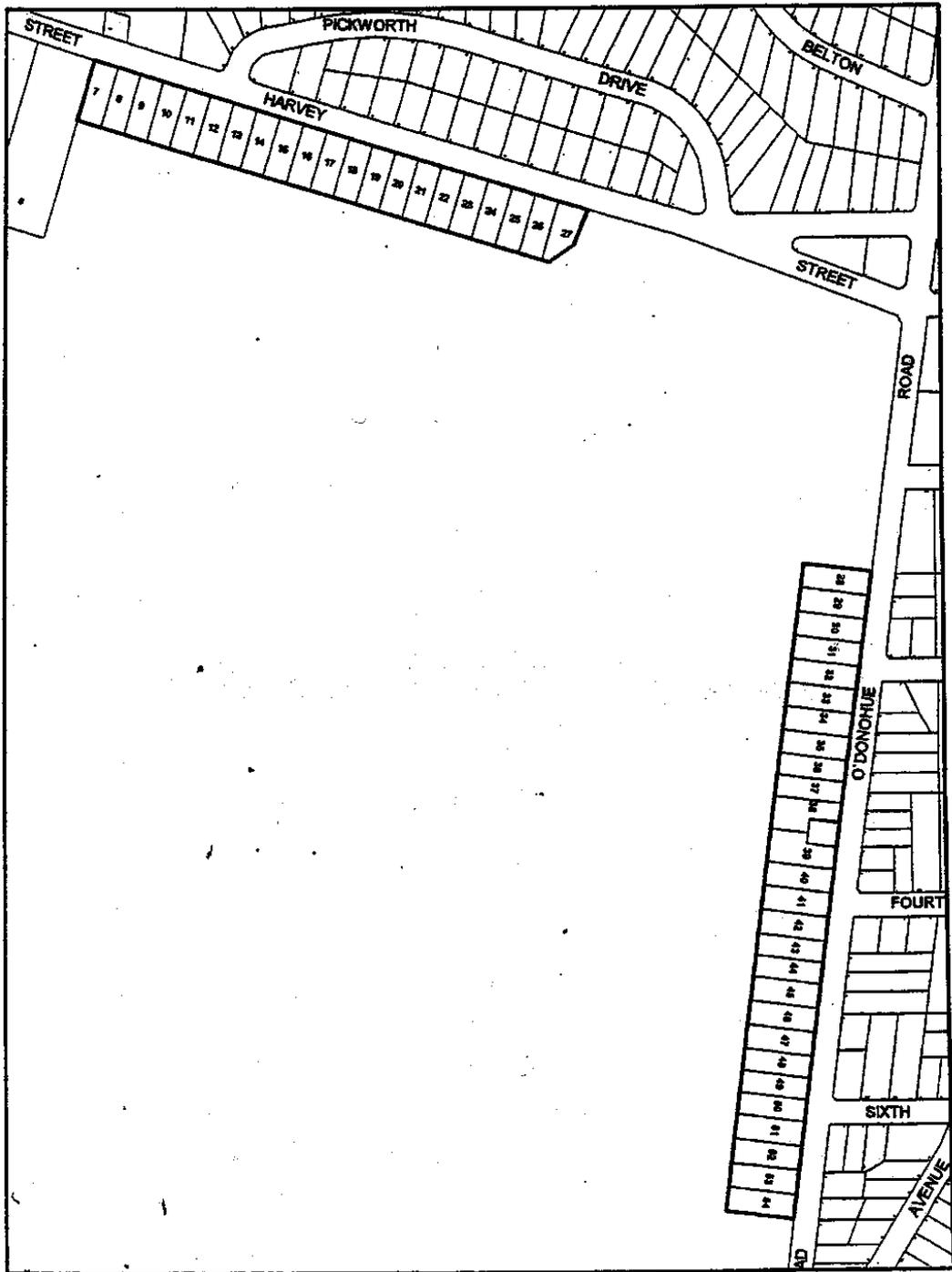
SURF COAST PLANNING SCHEME

Map 1 to the Schedule to Clause 37.01 - Anglesea Heathlands, Lots 1 to 6



SURF COAST PLANNING SCHEME

Map 2 to the Schedule to Clause 37.01 - Anglesea Heathlands, Lots 7 to 54



SURF COAST PLANNING SCHEME

Map 3 to the Schedule to Clause 37.01 - Anglesea Heathlands, Lot 2 PS338766, Lot 2 PS343484 and Lot 1 PS515290

