

21/06/2012
C88**SCHEDULE 1 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ1****BULLOCK ISLAND, LAKES ENTRANCE****Purpose**

To encourage quality tourist-oriented uses on Bullock Island which take full advantage of the unique characteristics of the site.

To encourage development and use which recognises the location of Bullock Island as the entrance and gateway to the Lakes Entrance township and a strategic location within the Gippsland Lakes region.

To encourage built form which is sympathetic and complementary to the marine environment and which uses colours, shapes, forms and materials that compliment the development of the public foreshore at Lakes Entrance.

To ensure use and development recognises and takes into account the existing use and development of Bullock Island.

To ensure that development incorporates opportunities for public passive recreation, particularly around the perimeter of the island.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Art and craft centre	Must be in accordance with an approved Concept Plan.
Beauty salon	Must be in accordance with an approved Concept Plan.
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Car park	Must be in accordance with an approved Concept Plan.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Community market	
Convenience shop	Must be in accordance with an approved Concept Plan.
Dependent person's unit	Must be in accordance with an approved Concept Plan.
Dwelling	Must be in accordance with an approved Concept Plan.
Education centre	Must be in accordance with an approved Concept Plan.

Use	Condition
Food and drink premises	Must be in accordance with an approved Concept Plan.
Gaming premises	Must be in accordance with an approved Concept Plan.
Group accommodation	Must be in accordance with an approved Concept Plan.
Hairdresser	Must be in accordance with an approved Concept Plan.
Home occupation	
Informal outdoor recreation	
Leisure & recreation (other than Informal outdoor recreation)	Must be in accordance with an approved Concept Plan.
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08.
Minor utility installation	Must be in accordance with an approved Concept Plan.
Natural systems	
Office	Must be in accordance with an approved Concept Plan. Combined leasable floor area for all offices within the zone, other than those ancillary to another use, must not exceed 500 square metres.
Place of assembly (other than Carnival, Circus, and Nightclub)	Must be in accordance with an approved Concept Plan.
Pleasure boat facility	Must be in accordance with an approved Concept Plan.
Research centre	Must be in accordance with an approved Concept Plan.
Residential building	Must be in accordance with an approved Concept Plan.
Road	Must be in accordance with an approved Concept Plan.
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dependent person's unit, Dwelling, Group accommodation, and Residential building)	
Aquaculture	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Nightclub	
Research and development centre	

Use	Condition
Retail premises (other than Beauty salon, Community market, Convenience shop, Food and drink premises, Gaming premises, and Hairdresser)	Must be used in conjunction with another use in Section 1 or 2.
Utility installation (other than Minor utility installation)	
Warehouse (other than Fuel depot)	
Wharf	
Any use in Section 1 - if the condition is not met	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Agriculture (other than Apiculture and Aquaculture)
Brothel
Corrective institution
Fuel depot
Industry (other than Research and development centre)
Transport terminal (other than Wharf)
Warehouse

2.0

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Use of land

Land in the zone may be used for a range of tourist, education, residential, commercial and recreational facilities as identified in a Concept Plan to be prepared by the developer or developers and authorised by the Department of Sustainability and Environment.

Concept plan

Matters to be included in the Concept Plan are:

- The proposed range of uses and their location(s) on the site.
- The approximate floor space and height of each building or element.
- The approximate number of units to be included in any proposed self-contained accommodation and/or the number of rooms in hotels or similar facilities.
- An indication of the external materials to be used.
- The proposed location of car-parking areas and the number of spaces to be provided.
- Identification of areas to be retained as public open space.
- A general indication of the landscaping theme proposed.
- The proposed staging of the development (if relevant).

The Concept Plan will be exhibited for public comment and incorporated into the Scheme.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed use generally is generally in accordance with the Concept Plan incorporated into the Scheme.
- The need for an integrated tourist complex.
- Whether the use proposed for the site improves the range of facilities and services available in the Lakes Entrance district and widens the appeal of the Gippsland Lakes within the Tourism market.
- The degree to which the development takes account of the physical attributes of the site and its setting, including:
 - Site accessibility and visibility at the entrance to the Lakes Entrance township.
 - Proximity to and views of the Entrance to Gippsland Lakes.
 - The strategic 'gateway' location for the Lakes Entrance township.
 - The ability to provide for north facing protected beaches and water access by boats.
- The design and siting of buildings having regard to the location at the Entrance, surrounding waterways and the adjacent public foreshores.
- The compatibility of the proposed development with adjacent existing uses.
- The treatment of the interface between the zone and the current uses on the island.
- The opportunities for passive recreation (fishing and sight seeing) on the periphery of the island.
- The calming of traffic on the island.

3.0

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Subdivision

Permit requirement

A permit is not required to subdivide land provided the subdivision is in accordance with an approved Concept Plan and is preceded by the preparation of a Development Plan to the satisfaction of the responsible authority.

4.0

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Buildings and works

A permit is required to construct a building or construct or carry out works for a use in Section 1 or Section 2 of Clause 1.0, except as otherwise specified in an approved Development Plan prepared under the provisions of Clause 43.04, Schedule 1.