

15/02/2018
GC79**SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ5**.

SHAWS ROAD, BALLAN TOURISM PRECINCT**Purpose**

To recognise and provide for the use and development of land for tourism related uses.

To encourage development and uses that are in harmony with the environmental attributes of the area and the provision of water supply on neighbouring land.

To ensure that subdivision provides for tourism and tourism related uses and promotes appropriate land management practices and infrastructure provision.

1.015/02/2018
GC79**Table of uses****Section 1 - Permit not required**

Use	Condition
Caretaker's house	
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Road	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Abattoir
Amusement parlour
Extractive industry
Industry
Motor racing track
Nightclub
Retail premises (other than Market, Convenience shop, Food and drink premises, Plant nursery and Primary produce sales)
Saleyard
Sawmill
Warehouse (other than Store)

2.015/02/2018
GC79**Use of land**

Goods and services sold must be predominantly associated with the tourism industry and tourist activities.

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:

Accommodation

An application to use land for Accommodation must be accompanied by a report which demonstrates that the proposal is consistent with the tourism emphasis of the schedule.

Traffic impact assessment

A Traffic Impact Assessment which specifically addresses:

- The suitability of Shaws Road and the intersection of this road and Geelong-Ballan Road to accommodate increased vehicle movements associated with the use.
- The suitability of the two access ways in the event of an emergency.

Flora and fauna assessment

A detailed Flora and Fauna Assessment which:

- Surveys the site in the seasonal period between mid-Spring and Summer-end.
- Identifies the location of existing vegetation to be retained on-site and to be protected, including the establishment of appropriate buffers between any future developed area and native vegetation.
- Undertakes a targeted Growling Grass Frog Survey at the appropriate time of year.
- Identifies buffer areas to be provided (to be determined after a Growling Grass Frog Survey, but would be a minimum of 20 metres) to the Moorabool River.
- Identifies strategies to:
 - Control weeds and pests in any future development area and car park, and along any tracks that are used in the native forest areas.
 - Ensure the Ballan Mineral Springs Reserve area does not become degraded.
 - Protect the water quality in the Moorabool River.

Amenity

A written response outlining the likely effects, if any, on the local environment, including:

- emissions to land or water
- traffic, including the hours of operation, delivery and despatch
- light spill or glare.

Decision guidelines

The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

Before deciding on an application to use land, the responsible authority must consider:

- the impact of the proposed use on the environmental attributes of the area
- the impact of the proposed use on the natural spring
- the impact of the proposed use on the provision of water supply and storage, including the ability of the land to contain and treat wastewater on site with any buildings and works that are approved
- the impact of the proposed use on the local traffic conditions
- the views of the relevant water and catchment management authority

- impact on nearby public facilities, including Ballan Mineral Spring and Bostock Reservoir Reserve.

3.0 Subdivision

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Reticulated sewerage facilities must be provided to each lot and, if impracticable, a Land Capability Assessment must be provided to show that all wastewater can, and will be contained on-site.

Decision guidelines

The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

Before deciding on an application to subdivide land, the responsible authority must consider:

- The impact of the proposed subdivision on the environmental attributes of the area.
- The views of the relevant water and catchment management authority.

4.0 Buildings and works

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Decision guidelines

The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

Before deciding on an application for buildings and works the responsible authority must consider:

- the impact of the proposed buildings and works on the environmental attributes of the area
- the impact of the proposed buildings and works on the natural spring
- the impact of the proposed buildings and works on the provision of water supply and storage
- the impact of the proposed buildings and works on the amenity of neighbouring agricultural and residential properties
- the views of the relevant water and catchment management authority.

5.0 Advertising signs

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None specified.