

02/05/2013
C23

SCHEDULE 3 TO THE SPECIAL USE ZONE

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

Queenscliff Ferry Terminal

Purpose

To provide for the ongoing operation and development of the Queenscliff Ferry Terminal as a key tourism asset that links the Bellarine Peninsula to Mornington Peninsula.

To ensure that future use and development of Queenscliff Ferry Terminal occurs in an integrated manner.

To provide appropriate development that facilitates and encourages regional tourism.

To provide safe and efficient access to the ferry terminal and harbour for emergency vehicles, vehicles, public transport, bicycles and pedestrians.

To provide for safe and efficient on-site vehicle movement and parking.

To provide navigable channels and access for shipping to the Queenscliff Ferry Terminal (and Queenscliff Harbour).

To protect the rights of all users of the Queenscliff foreshore.

To minimise the impact of development on the Port Phillip and Swan Bay coastal environment.

1.0

02/05/2013
C23

Table of uses

Section 1 - Permit not required

Use	Condition
Car park	Must be generally in accordance with Queenscliff Ferry Terminal Implementation Plan 2010 and the Development Plan approved under Clause 5.0.
Convenience shop	The combined leasable floor area of all retail premises must not exceed 1000 square metres including any leasable floor area ancillary to a transport terminal. Must be generally in accordance with Queenscliff Ferry Terminal Implementation Plan 2010 and the Development Plan approved under Clause 5.0.
Food and drink premises (other than Tavern or Hotel)	The combined leasable floor area of all retail premises must not exceed 1000 square metres including any leasable retail floor area ancillary to a transport terminal (but not including any area used solely for the sales of tickets associated with the Queenscliff ferry. Must be generally in accordance with Queenscliff Ferry Terminal Implementation Plan 2010 and the Development Plan approved under Clause 5.0.
Minor utility installation	

Use	Condition
Office	Must be associated with ferry operations, lifesaving, first aid, police, pilotage, harbour or marine use or tourism services. Must be generally in accordance with Queenscliff Ferry Terminal Implementation Plan 2010 and the Development Plan approved under Clause 5.0.
Transport terminal (other than Airport and Road freight terminal)	Must be generally in accordance with Queenscliff Ferry Terminal Implementation Plan 2010 and the Development Plan approved under Clause 5.0.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any use not in Section 1 or 3	The combined leasable floor area of all retail premises must not exceed 1000 square metres including any leasable retail floor area ancillary to a transport terminal (but not including any area used solely for the sales of tickets associated with the Queenscliff ferry. Must be generally in accordance with Queenscliff Ferry Terminal implementation Plan 2010 and the Development Plan approved under Clause 5.0.

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's dwelling)
Adult sex bookshop
Agriculture (other than Apiculture)
Amusement parlour
Art gallery
Bottleshop
Brothel
Car wash
Cemetery
Cinema based entertainment facility
Convenience shop – if the Section 1 condition is not met
Crematorium
Department store
Display home
Drive-in theatre
Dry cleaning agent
Extractive industry
Food and drink premises – if the Section 1 condition is not met
Fuel depot
Funeral parlour
Gambling premises
Home occupation

Use
Hospital
Hotel
Industry
Landscape gardening supplies
Laundromat
Mail centre
Major sports and recreation facility
Manufacturing sales
Milk depot
Motor racing track
Motor vehicle, boat or caravan sales
Nightclub
Open sports ground
Outdoor recreation facility
Place of worship
Postal agency
Primary produce sales
Restricted retail premises
Saleyard
Service station
Store (other than Boat and caravan storage)
Supermarket
Tavern (including accommodation, amusement machines and gambling)
Trade supplies
Winery

2.0

02/05/2013
C23

Use of land

A permit must not be granted to use land until a development plan in accordance with Clause 5.0 has been prepared to the satisfaction of the responsible authority.
A permit granted must be generally in accordance the development plan.

Application Requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities that will be carried out.
- Plans drawn to scale showing the layout of the proposed use, including all buildings, landscaping and works.
- Plans and elevations drawn to scale showing the colour, material and finishes of all buildings.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of operation, light spill, and delivery and despatch of goods and materials.
- Details of anticipated traffic and car parking generation and management.
- Details of all infrastructure, drainage and effluent disposal requirements.
- A Site Environmental Management Plan for the management of environmental issues associated with the operation of the use.

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 in accordance with the Queenscliff Ferry Terminal Implementation Plan 2010.

3.0

Subdivision

02/05/2013
C23

A permit is required to subdivide land.

A permit must not be granted to subdivide land until a development plan has been approved by the responsible authority under Clause 5.0.

A permit granted must be generally in accordance with the development 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 in accordance with the Queenscliff Ferry Terminal Implementation Plan 2010.

4.0

Building and Works

02/05/2013
C23

A permit is required to construct a building or construct or carry out works. This does not apply to:

- Buildings and works for a use in Section 1 that are in accordance with a Development Plan approved by the responsible authority under Clause 5.0.
- Buildings and works for a use in Section 1 prior to the approval a Development Plan if the responsible authority is satisfied the buildings and works will not prejudice the future use and development of the land in accordance with the Queenscliff Ferry Terminal Implementation Plan 2010.
- Dredging existing channels or waterways and the harbour to maintain navigable depths, provided these works are undertaken by, or under the authority of, the relevant harbour management authority.
- Works lawfully undertaken on behalf of the relevant harbour management authority for the maintenance repair or removal of any navigation aid or open framed marine structure.

A permit must not be granted to construct a building or construct or carry out works until a development plan has been approved by the responsible authority under Clause 5.0.

A permit granted must be generally in accordance with the development plan.

Exemption from Notice and Review

An application to construct a building or construct or carry out works 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 the application is generally in accordance with the Queenscliff Ferry Terminal Implementation Plan 2010.

5.0

Development Plan

02/05/2013
C23

The Development Plan must be generally in accordance with the Queenscliff Ferry Terminal Implementation Plan 2010.

The Development Plan must be approved by the responsible authority.

The Development Plan may be prepared and implemented in stages. If staged, Stage 1 must provide for the improved access and the formation of parking within the land shown as 'Existing Ferry Terminal Lease' and 'Proposed Addition to Ferry Terminal' on the Queenscliff Ferry Terminal Implementation Plan 2010.

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

Requirements for development plan

The Development Plan or each stage of the Development Plan must describe and/or include (but not be limited to) the following:

- The location, height, dimensions, cross sections and floor area of all buildings and works, consistent with the design principles for the site.
- Elevations detailing the architectural theme of all buildings, including materials, colours and finishes for new buildings, consistent with design principles for the site.
- The use of all of all buildings. The combined leasable floor area of all retail premises must not exceed 1000 square metres including any leasable retail floor area ancillary to the operation of a transport terminal (but not including any area used solely for the sales of tickets associated with the Queenscliff ferry).
- Pedestrian, cyclist, watercraft and vehicular accessways, including parking areas, bus set-down areas, nominal loading bays, and any proposed off-site traffic management treatment.
- Location and linkages to public transport, including provision of passenger facilities.
- Provision for emergency services.
- Security fencing.
- The stages, if any, in which the land is to be developed.
- An **Advertising Master Plan** to provide for the orderly display of signage and signage in keeping with the character of the area.
- A **traffic and access report** which addresses:
 - A car parking demand analysis demonstrating the availability of car parking in the locality, including dedicated and shared parking.
 - The availability of public transport in the locality.
 - Location of all vehicle, pedestrian and bicycle traffic management and controls works (both on site and within the surrounding road network) considered necessary when the development or any stage is completed.
 - Location, layout and operation of car parking areas and internal roads for all proposed use and development including a bus and taxi drop-off area.
 - Provision for bicycle storage facilities.
- A **landscaping plan** which shows:
 - How the site will be integrated with adjacent areas of open space in order to maintain and where possible improve public access to and along the foreshore.
 - Treatment and layout of the public realm and non public areas including surface treatments and planting.
 - The location, layout and a typical planting schedule for all landscaped areas.
 - Treatment of the view from the ferry terminal to Port Phillip Bay and from Port Phillip Bay to the ferry terminal.
 - Arrangements for maintaining the parking and landscaped areas.
- **Design principles** for the construction of any buildings on the land which address and or apply the following:
 - The overall building height must not exceed 8.5 metres above ground level (not including changes to the ground level required to accommodate projected sea level rise and coastal storm surge).
 - Architectural features and building services may exceed the building height subject to consideration of architectural design and views from surrounding land.
 - New development should be contemporary in form but should utilise traditional building materials and finishes.

- Buildings should incorporate roof forms that contribute positively to the local townscape silhouette.
- Materials, including doors and window treatments should be durable and resistant to the coastal conditions.
- Where the building is more than one storey, elevations with a combination of materials and consideration of a solid building base and lightweight upper level/roof form or top are encouraged.
- Services should be well concealed (or screened) from key public view points.

6.0

Decision Guidelines

02/05/2013
C23

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

- The Queenscliff Harbour Implementation Plan, April 2005.
- The Queenscliff Ferry Terminal Implementation Plan 2010
- The comments of VicRoads, Parks Victoria, Department of Sustainability and Environment, and where relevant the Environment Protection Authority.
- Pedestrian and vehicle movement networks, both internal and external to the site.
- Treatment of the public realm.
- The impact of traffic generated by the proposed use and development and whether any additional traffic management or traffic control works are likely to be required in the area.
- The impact on coastal processes.
- The environmental management measures proposed to ensure minimal impact on the harbour and surrounding marine and terrestrial environment.
- The visual impact of the development when viewed from surrounding land and water.
- The effect on the amenity of adjoining land.
- Provision for emergency services.
- The impacts of the development on local and regional recreational and tourism activities.
- The effect of the use or development on the operation of the Queenscliff-Sorrento Ferry and Queenscliff Harbour.
- Emergency management plan.

7.0

Advertising Signs

02/05/2013
C23

Development within the site is exempt from the advertising sign requirements at Clause 52.05 provided that an Advertising Master Plan has been approved under Clause 5.0.