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SCHEDULE 5 TO THE SPECIAL USE ZONE

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

TOURISM DEVELOPMENT PRECINCTS

Purpose

To encourage tourism development in the following high profile precincts shown on the attached precinct maps:

Precinct T1 -	Surf Coast Gateway Precinct, Surf Coast Highway, Torquay
Precinct T2 -	Surf City Precinct, Surf Coast Highway, Torquay
Precinct T3 -	Town Centre Foreshore Precinct, The Esplanade, Torquay
Precinct T4 -	Corner Bristol Road and Surf Coast Highway, Torquay
Precinct A1 -	Diggers Parade Precinct, Diggers Parade, Anglesea
Precinct A2 -	Four Kings Precinct, Harvey Street, Anglesea.

To encourage a range of tourism related land uses, including:

- diverse forms of tourist accommodation;
- tourist activities and attractions; and
- limited tourism-related retailing in appropriate locations.

To promote the use of Surf Coast Style principles; using environmentally responsive designs, materials and colours to develop a distinct image for the Shire which reflects and complements its environmental attributes.

To promote a mix of uses in Precinct T1 & T2.

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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	
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Exhibition centre	
Home occupation	
Informal outdoor recreation	
Mineral exploration	

Section 1 - Permit not required (continued)

USE	CONDITION
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Railway	
Restaurant	Must be in Precinct T1, T2, or T3, In T1 & T2, the precinct must also be used for another use in Section 1 or 2.
Road	
Search for stone	Must not be costeaning or bulk sampling.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dwelling and Corrective Institution)	In T1 and T2, the precinct must also be used for another use in Section 1 or 2.
Beauty salon	Must be in T1, T2 or A1.
Car park	The site must contain another use in Sections 1 or 2.
Community market	Must be in Precinct T2.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Dwelling	In Precincts A1 and A2, must be either medium density housing or the site must contain another use in Section 1 or 2. In Precinct T1, any frontage at ground floor level must not exceed 2 metres if they front a public road. In T1 and T2, the precinct must also be used for another use in Section 1 or 2. In Precincts T2 and T3 any frontage at ground floor level must not exceed 2 metres.
Food and drink premises (other than Restaurant)	In T1 and T2, the precinct must also be used for another use in Section 1 or 2.
Hairdresser	Must be in Precinct T1, T2 or A1.
Medical centre	Must be in Precinct T1 or A1.

USE	CONDITION
Office (other than Bank, Medical centre, Real estate agency and Travel agency)	Must be in precinct T1, T2 or A1. In T1 & T2 any frontage at ground floor level must not exceed 2 metres, and the precinct must also be used for another use in Section 1 or 2.

Section 2 - Permit required (continued)

USE	CONDITION
Place of assembly (other than Carnival, Circus and Exhibition centre)	
Real estate agency	Must be in Precinct A1.
Service station	Must be in Precinct T4 or A1. The site must not exceed either: – 3000 square metres – 3600 square metres, if it adjoins on two boundaries a road in a Road Zone. The site must adjoin Surf Coast Highway or Great Ocean Road.
Shop (other than Beauty salon, Convenience shop, Department store, Hairdresser, Restricted retail premises, and Supermarket)	Must only sell goods and services or hire goods predominantly associated with recognised tourist industries in the locality. In Precinct T2 may also sell clothing, shoes and personal accessories not predominantly associated with local tourist industries.
Travel agency	
Veterinary centre	Must be in T2 or A1.
Any use not in Section 1 or 3.	

Section 3 - Prohibited

USE
Agriculture (other than Apiculture)
Bank
Corrective Institution
Department store
Industry
Market (other than community market)
Panel beating

Restaurant in Precinct T1 & T2 if the Section 1 condition is not met

Restricted retail premises

Retail premises (other than Community market, Food and drink premises, Gambling premises and Shop)

Saleyard

Supermarket

Transport terminal (other than Bus terminal)

Warehouse

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Use of land

Application requirements

Accommodation

An application to use land for any use within the Accommodation group must be accompanied by a report which demonstrates that the proposal is consistent with the tourism emphasis of the schedule. In this regard:

- Medium density housing must demonstrate high quality design that integrates with the tourist emphasis of the locality and may include other uses in Section 1 or 2.
- All types of Accommodation must provide a high level of amenity to inhabitants and be designed according to principles of energy & water efficiency.
- Due to the diversity of land uses likely to develop within the precincts, all buildings should incorporate noise attenuation measures into the design.
- The objectives and standards of Clause 55 should be used to assess amenity standards for all types of accommodation.

Shop (other than Beauty salon, Convenience shop, Department store, Hairdresser, Restricted retail premises, and Supermarket)

An application to use land for a Shop must be accompanied by a report detailing the range of goods and services to be offered for sale or hire in accordance with the Section 2 condition to the satisfaction of the responsible authority.

Goods and services predominantly associated with recognised tourist industries are deemed to include:

- Clothing and footwear associated with surfing, swimming and the beach.
- Recreational and sporting goods associated with surfing, swimming and the beach.
- Art and craft works, souvenirs and the like.
- Health and well being services.
- Goods and services ancillary to an approved tourist use in the zone.

Decision guidelines

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

- The need to restrict land uses likely to generate high rates of vehicle movement to sites with direct frontage to main roads.
- The need to protect the core retail and service functions of the Torquay Town Centre and the Camp Road Shopping Centre in Anglesea.
- The need to protect the residential amenity of surrounding dwellings from off-site impacts such as noise, odour, traffic congestion and on-street parking.
- Whether in Precincts T1 & T2, the need to provide a mix of land uses within each precinct is provided, with tourist-related retail and restaurants predominantly at ground floor level, and accommodation and offices at upper floor levels.

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Subdivision

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Application requirements

An application to subdivide land must be accompanied by a site analysis and design response demonstrating how the proposal addresses:

- Clause 56

Decision guidelines

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

- Clause 56;
- The suitability of the subdivision design to accommodate a range of land uses.

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Buildings and works

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Application requirements

An application to construct a building or to construct and carry out works (except for minor buildings and works associated with an existing building) must be accompanied by a site analysis and design response demonstrating how the proposal addresses:

- The provisions of the zone and schedule;
- Any overlays affecting the land;
- The constraints of the site and locality;
- The surrounding streetscape and vegetation character;
- The *Torquay Town Centre Local Policy* (Clause 22);
- The *Surf Coast Style and Colours Policy* (Clause 22);
- The *Streetscape and Landscape Policy* (Clause 22).
- Clause 54, or 55
- Clause 52.06-6 Surf Coast Highway Parking Precinct Plan

In Precincts T3 and A1 the maximum height of buildings should not exceed 7.5 metres above natural ground level. In Precinct T3 the maximum height of buildings should not exceed 4.5 metres within 8 metres of the front property boundary to allow sunlight penetration to the street.

In Precinct A2 the maximum height of buildings should not exceed 7.5 metres above natural ground level, except that additional height may be appropriate at the corner of Great Ocean Road and Harvey Street to reflect the landmark status of that site.

Decision guidelines

Before deciding on an application to construct a building or to construct and carry out works the responsible authority must consider, as appropriate:

- The flexibility of the building design and floor plan to accommodate a range of uses over time;
- Clauses 54 or 55.
- The integration of car parking and loading areas with the building design and layout so as to avoid excessive voids and potential vehicle-pedestrian conflict;
- In Precincts T1 and T2, whether on site provision of car parking is adequate to avoid overflow car parking on the Surf Coast Highway;
- In Precincts T1 & T2, Clause 52.06-6 and the *Surf Coast Highway Precinct 1 and Precinct 3 Parking Precinct Plan, July 2006*.

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Advertising signs

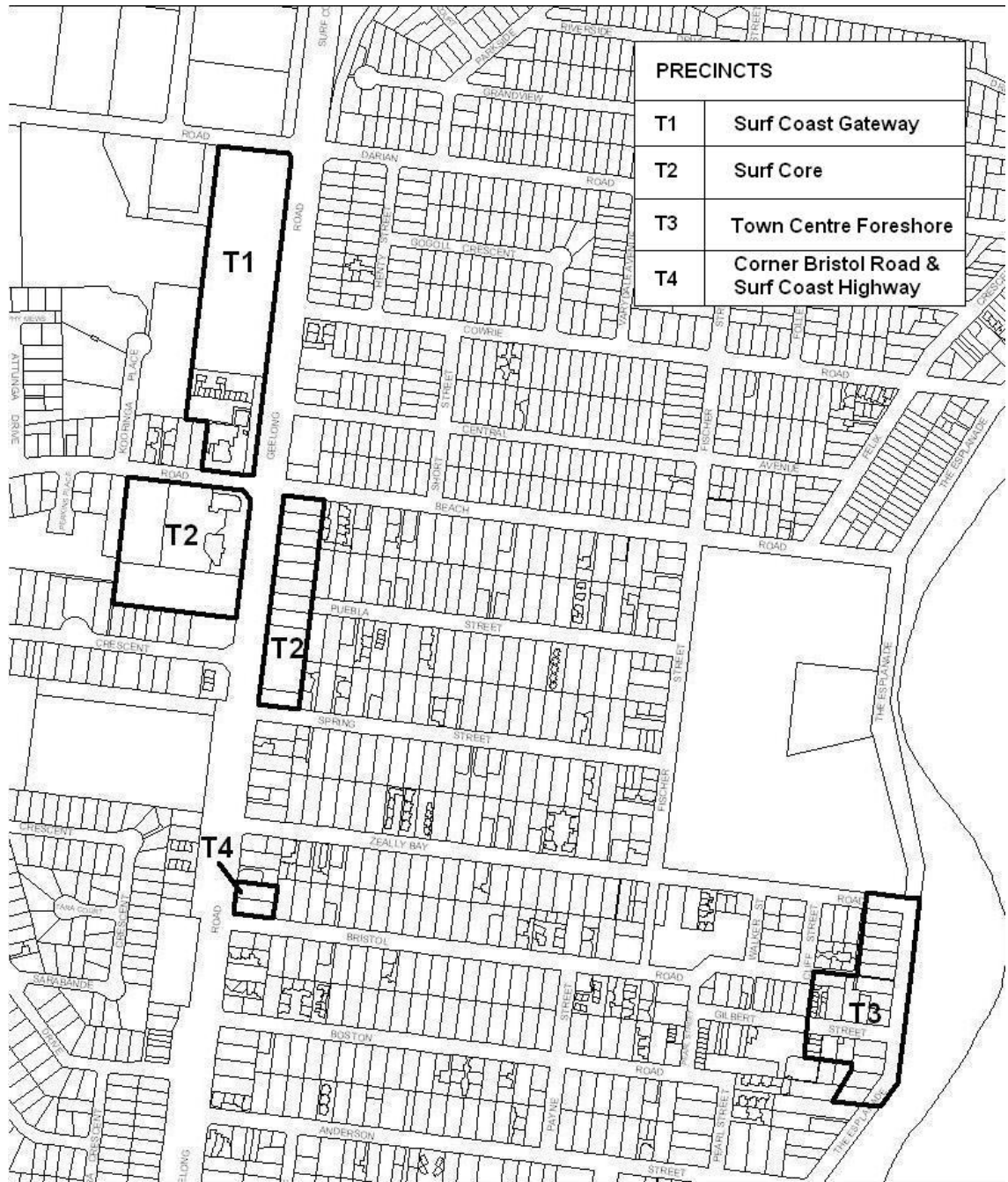
Advertising sign requirements are at Clause 52.05. Precincts T1 & T2 of this schedule are in Category 1. Precincts T3, T4, A1, & A2 of this schedule are in Category 3.

Decision guidelines

Before deciding on an application to display an advertising sign the responsible authority must consider, as appropriate:

- Advertising signs should be designed to integrate with the architectural style and character of a building and where possible should be included as an integral part of the design theme of a development.
- Advertising signs should be dominated by images and pictures rather than words and logos.
- Advertising signs attached to buildings should not obscure architectural features and supporting structures should not be obtrusive when viewed from public areas
- The advertising area should be proportionate to the building or structure on which the sign is located and should not unreasonably obscure views to surrounding signs.
- Advertising schemes should be consistent with the concept of Surf Coast Style by incorporating graphics, symbols and colours that reflect themes of the beach, ocean and natural environment.
- Above-verandah signs will be strongly discouraged in Precinct T3, A1 and A2, and in other precincts should not project above the wall or parapet of the building to which they are attached.
- The level of illumination of Flood-lit and Internally-illuminated signs should not cause detriment to the amenity of nearby dwellings.
- Pole signs, promotion signs and A frame signs are strongly discouraged.

Torquay Tourist Development Precinct Plan



Anglesea Tourist Development Precinct Plan

