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Proposed C171port

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

ST KILDA MARINA

Purpose

To provide for recreational boating and boating-related activities with safe and efficient access to Port Phillip Bay.

To provide for complementary commercial uses which are compatible with, and support the function of the marina.

To ensure built form is at an appropriate scale for the highly valued coastal location, maintains key public views and enhances public accessibility.

To protect and enhance the natural environment and appropriately manage the coastal impacts of climate change.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Convenience shop	
Education centre	Must be in conjunction with the marina use.
Informal outdoor recreation	
Restricted recreation facility	
Recreational boat facility	
Take away food premises	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Function centre	
Leisure and recreation (other than Major Sports and recreation facility, Motor racing track, Restricted recreation facility and Informal outdoor recreation)	
Office (other than Bank, Electoral office, medical centre and real estate agency and travel agency)	Must be in conjunction with the marina use.
Retail premises (other than Convenience restaurant, Convenience shop, Gambling premises, Hotel, Landscape gardening supplies, Shop, Take away food premises and Tavern)	
Service station	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation

Use
Agriculture
Brothel
Cemetery
Child care centre
Cinema
Cinema based entertainment facility
Convenience restaurant
Display home
Earth and energy resources industry
Funeral parlour
Gambling premises
Hotel
Industry
Landscape gardening supplies
Major sports and recreation facility
Motor racing track
Place of assembly (other than Function centre)
Saleyard
Shop (other than Convenience shop)
Tavern
Transport terminal
Veterinary centre
Warehouse

2.0

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Use of land

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:

- The purpose of the use and the types of activities which will be carried out, to the satisfaction of the responsible authority.
- The likely effects, if any, on adjacent land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare, to the satisfaction of the responsible authority.

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:

- Any relevant guidance set out in a development plan approved under Schedule 2 to the Development Plan Overlay.
- The effect that the use may have on the safe and efficient operation of the Marina.
- The effect that activities associated with the Marina may have on the proposed use.
- The interface with adjoining zones, especially the relationship with the Foreshore Reserve.

3.0

Subdivision

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None specified.

4.0

Buildings and works

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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:

- The purpose of the use and the types of activities that will be carried out.
- An explanation of how it is generally in accordance with the approved Development Plan for the site.
- Site plan(s), drawn to scale, which show:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - Location, height and purpose of buildings and works on adjoining land.
 - The layout and use of existing and proposed buildings and works.
 - All structures and treatments, including public art proposed in the public realm.
 - The proposed location of public open space.
 - Details of the gross floor area of the proposed buildings.
 - The location and layout and access to and from all car parking and loading areas and, as appropriate, a management plan for operating and maintaining the car parking areas.
 - The location and layout of all boating related, pedestrian and cyclist ingress, egress and access arrangements.
 - Changes to the seawall.
 - Any infrastructure works required on adjacent land including traffic management works.
- Elevation drawings of all built form, drawn to scale and indicating colour and materials of all proposed buildings and works, including streetscape elevations and internal site elevations from key public areas.
- Fully dimensioned cross sections of all built form.
- Shadow diagrams between 9am and 3pm on 22 June and 22 September.
- Details of the proposed materials and finishes.
- Fully dimensioned signage and wayfinding plans.
- A **Staging Plan** which indicates the stages and interim treatments, if any, in which the land is to be developed.
- A **Landscaping Plan** which shows:

- Appropriate landscaping treatment of the site in response to its location within a significant coastal landscape.
 - Treatment and layout of the public realm, including the water's edge and details of marina edges.
 - The location, layout and a typical planting schedule for all landscaped areas.
 - Details of interim landscape treatments, if required.
 - Planting native vegetation and create a continuous corridor along the breakwater.
- A **Wind Assessment** for the proposed development.
 - A **Wave Action Plan** prepared by a suitably qualified person if any works are proposed to the seawall.
 - An **Acoustic Report** prepared by a qualified acoustic engineer identifying how sensitive uses will be protected from noise amenity impacts, and details of any acoustic measures proposed, if required.
 - A **Traffic Management Plan** which includes arrangements for car and trailer parking management, traffic management and traffic control works considered necessary.
 - An **Environmentally Sustainable Design and Water Sensitive Urban Design Assessment** which outlines how the proposed development incorporates environmentally sustainable and water sensitive design principles.
 - A **Flood Mitigation Plan** which outlines how the proposed development will maintain safe pedestrian and vehicular access to and from the land during a peak flood even (1 in 100-year flood) to the satisfaction of the responsible authority and the relevant flood plain management authority, if required.
 - A **Drainage Plan** which confirms that no polluted and / or sediment laden runoff will be discharged directly or indirectly into the Bay or Marina environment as a result of development on the site.
 - A **Waste Management Plan** prepared by a suitably qualified consultant identifying waste management systems and procedures (separation, litter reduction, sewerage pump-out or interceptor pits).
 - A **Heritage Assessment** prepared by a suitably qualified person which addresses how the proposed development is appropriate given the heritage significance of the site.

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- Any relevant guidance set out in a development plan approved under Schedule 2 to the Development Plan Overlay.
- The effect that the development may have on the safe and efficient operation of the Marina.
- The interface with adjoining zones, especially the relationship with the Foreshore Reserve.

5.0

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Signs

None specified