



## **APPENDIX 1: VISIONING WORKSHOPS CONSULTATION SUMMARY**

## INTRODUCTION

### CONSULTATION ON THE DRAFT REPORT

The draft Anglesea Great Ocean Road Study was put on public exhibition for total of five weeks, from Monday 1<sup>st</sup> July to Friday 2<sup>nd</sup> August 2013.

An advertisement was placed in the Surf Coast Times on the 2<sup>nd</sup> of July 2013 to provide an update on the project process and invite people along to the Drop-In Sessions.

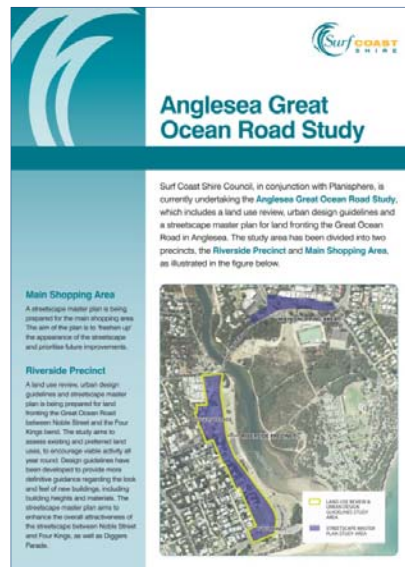
On Thursday 18<sup>th</sup> July 2013, two Community 'Drop-In' Sessions were held at the Anglesea Senior Citizens Hall. The purpose of the sessions was to:

- Inform the community of the content of the Draft Report;
- Obtain feedback from the community on the content of the Draft Report;
- Be available to listen to any issues, and answer any questions or queries relating to the content of the Draft Report;
- Gain an understanding of the Anglesea community's key priorities for implementation of the Study.

Both Community Drop-In Sessions were very well attended.



Community members were encouraged to complete a feedback form (attached to the project bulletin) which was mailed to all permanent households, and also made available at the Community 'Drop-In' Sessions. A total of 24 feedback forms were received.



## SUMMARY OF FEEDBACK

The following report provides a summary of the consultation outcomes, structured around the three questions posed in the feedback form. Full documentation of individual feedback is provided in Appendix A.

### QUESTION 1:

#### WHICH ASPECTS OF THE DRAFT REPORT DO YOU LIKE/ AGREE WITH?

*Note: The number in brackets refers to the total number of duplicate responses.*

- ✓ Generally happy with the content of the draft report (6)
- ✓ Recognition and protection of the existing small town coastal village character and identity, and natural environmental qualities of Anglesea (6)
- ✓ New unified palette of street furniture, paving and signage (6)
- ✓ Removal of levels and clutter in the Main Shopping Area (6)
- ✓ Upgrade of toilets in the Main Shopping Area (6)
- ✓ Content of the Design Guidelines (5)
- ✓ Raised pedestrian crossing in the Main Shopping Area (4)
- ✓ Village square/ plaza concept (3)
- ✓ Making the shopping strip more inclusive for children, the elderly, and those with disabilities (2)
- ✓ Retaining residential use of land between Minifie Avenue and Four Kings (2)
- ✓ Two-storey development at Four Kings and Diggers Parade (2)
- ✓ Improvement of Diggers Parade (2)
- ✓ Improved wayfinding signage (2)
- ✓ Improved gateway signage (1)
- ✓ Additional seating areas in the main shopping area (1)
- ✓ Planting of new trees and edible plants (1)
- ✓ Bus parking at bowling club car park (1)
- ✓ Improved access to the toilets in main shopping area (1)
- ✓ Comments relating to poor pathway linkages and narrow path widths (1)
- ✓ Comments relating to issues around congestion and car parking in the main shopping area (1)
- ✓ Enhanced pedestrian connections to the McMillan Street Community Precinct (1)
- ✓ The use of both indigenous and exotic species (1)
- ✓ Toilet block examples contained in the plan (1)

## QUESTION 2:

### WHICH ASPECTS OF THE DRAFT REPORT DO YOU DISLIKE/ DISAGREE WITH?

*Note: The number in brackets refers to the total number of duplicate responses.*

- Replacement of grass with coastal shrubs/gravel on the nature-strip along the Great Ocean Road. Grass provides for passing/ overtaking and does not require maintenance. (4)
- Two and three-storey development at Four Kings and Diggers Parade. One storey is adequate. (3)
- The addition of signs, banners and gateway treatments is considered quite contrary to the community values of protection and enhancement of the natural environment. (2)
- Proposal for more public art - corten features are cliché and a waste of money. (2)
- Position of the suggested gateway signage on the bend is not ideal as it will distract drivers. (2)
- Removal of tree in main shopping area car park for the opening up of views to the shops. (2)
- Creation of through-block lanes, as this will lead to graffiti, anti-social behavior, loitering and vandalism (2).
- Believe that Anglesea does not have the population to support any new cafes/ shops.
- Recommendations for Four Kings and the Riverbank.
- No mention of a proper pathway along the Great Ocean Road between the main shopping area and the bridge. Tourists do not see the pathway through the bush.
- Restriction of building heights in the SUZ5 below 10m, or three storeys.
- Lack of flexibility in the SUZ5.
- The restriction of the size of a business to 500sqm (Anglesea Motor Inn site).
- Retaining the existing rubbish bin area – recommend this be relocated away from the proposed landscaping, picnic table and seating.
- The creation of bus parking outside the bowling club without firstly installing pedestrian crossings and speed humps to slow traffic.
- Tourism related retail expansion in the Four Kings precinct, as it will struggle to succeed given short tourism season. Undertake an economic and capacity analysis
- Strongly disagree with indication that footpaths are not to be widened along Great Ocean Road and the riverbank.
- Need more detailed investigation of flooding risks.
- Edible plants are a nice idea but gimmicky and unlikely to succeed.
- Disagree with leaving the Bowls Club car park unsealed.

- Absence of water fountains or shade sails in the plan. We would like to see shade sails considered for a nominal period whilst trees establish.
- Not much consideration of lighting. Will the existing lighting poles stay or be replaced?
- Proposal for new shrubs, trees and seating on the west side of the Great Ocean Road. Riverbank provides enough greenery, and extra planting would mean that these areas cannot be used for overflow parking during peak periods and events.
- The area suggested for 5-6 tables and benches to the west of the existing toilet block is small and on an incline. It is also an area right next to traffic on the Great Ocean Road, so will it be an unpleasant place to sit and eat. Detailed design required, to include features and levels survey
- Concept of uniform colour schemes detract from the eclectic, daggy character of Anglesea.
- More tourism development would undermine the low-key character of the town.
- No full cost/ benefit analysis has been provided.
- The desire to increase the visual clutter of signs, banners, and even art work, should be avoided.
- The proposal for non-indigenous plantings in the main shopping area.
- Nil, overall very happy with ideas presented.

### **QUESTION 3:**

#### **WHAT ARE YOUR TOP THREE PRIORITIES FOR IMPLEMENTATION OF THE STUDY?**

*Note: The number in brackets refers to the total number of duplicate responses.*

- **Upgrade toilets in the Main Shopping Area (5)**
- **Install raised pedestrian crossing in the Main Shopping Area (4)**
- **Remove levels and clutter in the Main Shopping Area (3)**
- **Unify styles of streetscape furniture, paving and signage (3)**
- **Provide more seating in public places to assist elderly (3)**
- **Undertake detailed flood study to minimise flooding of the Great Ocean Road and adjoining properties (3)**
- **Update footpaths/ paving in the main shopping area (3)**
- Improve congestion in main shopping area car park (2)
- Maintain the existing small town coastal village character and identity, and natural environmental qualities of Anglesea (2)
- Limit buildings adjacent to the Great Ocean Road to maximum of two storeys (2)
- Install wayfinding signage (2)

- Provide wider, more direct and convenient footpaths, particularly along the Riverside precinct.
- Provide a 2-2.5m wide shared path between the main shopping area and the bridge (via the pub), and between the main shopping area and the river (via Lions Park)
- Widen the riverbank path to 2.5m and path along the west of the Great Ocean Road to 2m
- Make Anglesea a more pedestrian friendly walking precinct
- Implement tree planting and improved seating at the Riverside Precinct
- Repair the road, particularly around the entrance to Anglesea
- Maintain village character by rejecting 'Gold Coast type' apartment development
- Provide minimum of 2.5m setbacks along the Great Ocean Road frontage, and adjoining residential properties
- Limit building heights to 1 storey
- Sustainable building forms with consideration of form and function
- Sensitive development
- Planning policies that protect areas of environmental significance
- Minimise signage
- No additional plants along footpaths
- Preservation of the view of the river mouth and bank
- Provide new bicycle paths that link areas and allow appreciation of natural environmental features
- Remove bakery seating to provide space for the new public plaza
- Reconfigure current Sea Eyes building to make it more open and inviting
- Provide two separate car parking areas with a central garden in the main shopping area
- Improve entrance into Diggers Parade
- Provide more rubbish bins
- Enhance pedestrian connections to the McMillan Street Community Precinct
- Enhance safety for children, the elderly, and those with disabilities
- Elevate Great Ocean Road to avoid flooding
- Update of main shopping area before four kings
- Undertake a cost/benefit analysis
- Removal of shade sails – they add little value aesthetically, or functionally in effectively cooling a space, as compared to vegetation
- Remove limitations imposed by SUZ5, and rezone to Business 1 Zone

- Allow offices to be a permitted use, no permit required on either the ground or first storey
- Allow a café/sandwich shop/juice store/restaurant as a permitted use with no size limits
- Remove the Surf Coast Shire's protective policy that Diggers Parade precinct should not compete with the main shopping centre
- To reinforce the clearly iterated will of the existing residents of Anglesea that bulky, unsophisticated buildings are unwelcome in our town.
- To allow existing, useful businesses to thrive and grow in a sustainable fashion
- To not allow again the kind of imposed poor decision making that lead to the information centre being built in the wrong place and the ugly, underused building at the 4 kings corner being permitted
- The main shops at Camp Rd are fine as they are. Let's spend the money on improving the natural qualities of the river bank zone.

## OTHER COMMENTS:

*Note: The number in brackets refers to the submission number.*

- I would encourage council to consider the main shopping area and the car parking area in Cameron Road (in front of the Anglesea Bowling Club) as two parts of a single issue – the coordinated accommodation of the increased number of visitors to the town in an appropriate and safe manner. (Submission 2)
- Encourage development of the former Primary School site for a community use. (Submission 3)
- As a business owner, I'm fed up with the public using my toilets and my seating (blocking toilets and leaving rubbish behind). (Submission 5)
- There is a limited amount of commercial sites in Anglesea and over time this finite space will require Council to be more flexible in the long term with its policy on use of tourist/business/commercial land. (Submission 7)
- Need to restrict pedestrian access through any plantings. (Submission 10)
- In unifying the streetscape palette, utilise dark colours to minimize vividness of poles, bins etc so that they blend into the surrounding natural landscape. (Submission 12)
- Once the public exhibition period is over, we would like to expedite a meeting with the Anglesea beautification group to discuss what elements we can implement quickly for completion prior to the peak trading season 2013/14. (Submission 13)
- We (Business and Tourism Association) would like to approach the Bagley group to recommend that flood lighting be installed outside the IGA, to light up that back area in the dark. (Submission 13)

We suggest that a one on one conversation occur with landowners of Sea Eyes and the Bakery to ask their opinion or objection to the removal of their raised seating areas. (Submission 13)

- With the installation of the table for Malee Thai, has a precedent for outdoor cafe seating now been set? How does this fit in with the overall streetscape theme? (Submission 13)
- Will the renovated ramp up to the Great Ocean Road crossing be wheelchair compliant? (Submission 13)
- We must use native trees and shrubs as much as possible, in consultation with AngAir. (Submission 13)
- Access from the east end of the main shopping area car park to the Great Ocean Road needs to be made safer. (Submission 15)
- The riverbank is ugly, but is largely kept that bald way for the regular markets I believe, which raise lots of money for local groups including my children's school. (Submission 15)
- Dislike what has been done to "neaten up" the lookout on Harvey Street, with car parking bays and bollards etc. It just looks like any other car park, not the more uncontrolled coastal precinct that it used to be. (Submission 15)



- A traffic study needs to be undertaken as traffic congestion and parking is a major issue. (Submission 15)
- We congratulate Council for undertaking the study and continuing to address issues of growth and change within Anglesea. (Submission 16)
- The addition of new soft and hard landscape elements to the public realm needs to be balanced against Council's capacity to manage and maintain these. Some of the criticism of the current treatments and facilities are that they look tired and un-loved, and yet they are not very old. The principle of "less is more" should be applied here so that the public environment is made more inclusive, attractive and safe while requiring fewer public resources to manage and maintain. (Submission 16)
- Any interventions to address traffic and car parking concerns should not compromise the needs and safety of non-motorists, nor diminish the natural environmental qualities valued by the community. (Submission 16)
- Worry that relaxation of the SUZ<sub>5</sub> will open up the way for a McDonalds. (Submission 19)
- Practical issues such as cleaning, maintenance and drainage need to be taken into account (e.g. there is an almost permanent puddle at the drinking fountain next to the Visitors Information Centre). (Submission 21)
- Time restrictions in the Four Kings car park may reduce the number of people wishing to cross the Great Ocean Road here. There is a refuge island just west of the car park for pedestrians. (Submission 21)
- People come to Anglesea because it's not Lorne, Barwon Heads or Torquay. It has a unique 'daggy' quality that is to be celebrated. (Submission 22)
- Finding uses for the already empty huge holiday dwellings which are vacant for a large portion of the year might be a better way of addressing the housing/accommodation issue. (Submission 22)
- The informal appearance of roads adds to Anglesea's attractiveness, and is a feature of the town. (Submission 22)
- The toilet facilities in the main shopping centre are much more user friendly than the ones installed by the river. Any future toilet block should look a lot more like the examples contained in the Plan. (Submission 22)
- In my opinion shade sails add little value aesthetically or in effectively cooling a space compared with vegetation. I think exploiting the seasonal features of such trees would be a good idea and choosing species that are either: sterile, non-prolific seeders or non invasive would, in a largely man-made environment, pose little threat to surrounding ecosystems. (Submission 23)
- I think that the shade in summer and sun in winter virtues provided by deciduous trees are often overlooked and would really attract people to enjoy these outdoor spaces for outdoor dining and socialising. If this was done carefully I think it would not cause the town to lose its character. (Submission 23)
- 2 and 3 storey possibilities on the river frontage. Keep river surrounds more open by limiting to one storey, and well setback. (Submission 24)

- Flooding of the Great Ocean Road places pressure to artificially open the river mouth. Opportunities to manage storm water runoff to avoid exacerbation of flooding should be incorporated into new and existing developments.  
(Submission 25)
- I agree that clear boundaries have to be set if only to convince developers that overbuilding will not be tolerated and to get on with more modest plans.  
(Submission 27)



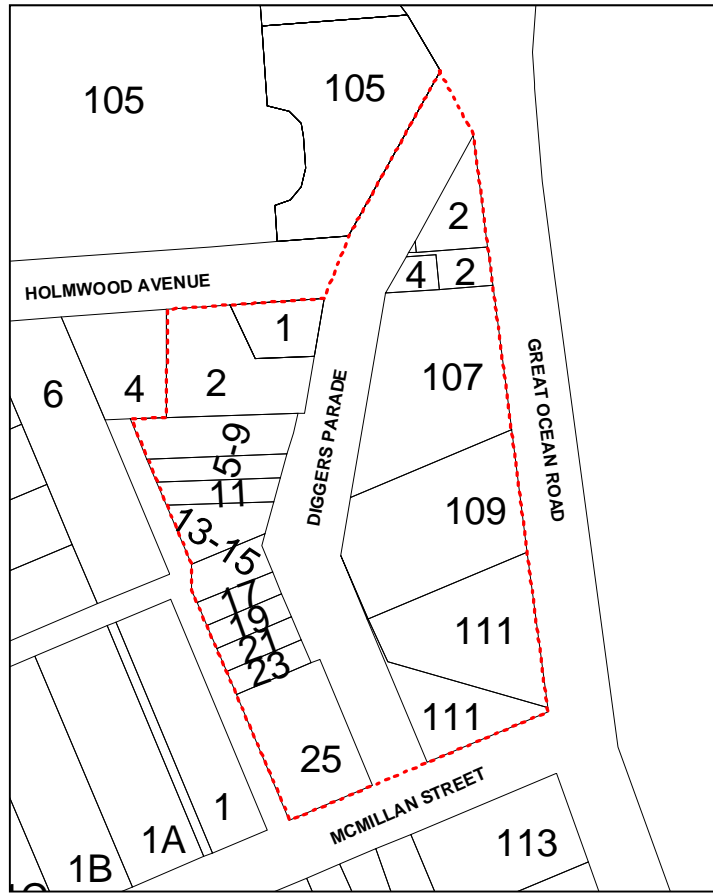
**APPENDIX 2: LAND USE REVIEW  
EXISTING CONDITIONS AUDIT**  
(RIVERSIDE PRECINCT)

## Appendix 2: Land use audit in the Anglesea Riverside Precinct

### SUZ5 – Diggers Parade (Refer Map 1 )

Address	Land Use / Development	Site Area (m <sup>2</sup> )	Use 1, 2, 3	Scheme Compliance	Comments
1A Diggers Parade	Shop – Hairdresser	286	2		
1B Diggers Parade	Veterinary centre Dwelling		2 2		Upper floor.
2 Holmwood Avenue	Dwelling	800	3	Existing use – does not comply with Section 2 conditions.	Site does not contain another Section 1 or 2 use.
2 Diggers Parade	Public Open Space	0.04ha	1		Surf Coast Shire
4 Diggers Parade	Undeveloped	0.01ha			Barwon Region Water Corporation.
5-9 Diggers Parade	Restaurant – Italian Pizzeria Dwelling	409+206	2 2	Permit 95/6131	Upper floor.
11 Diggers Parade	Undeveloped	180			
13-15 Diggers Parade	Medical centre - Massage & Physio	279+195	2		
17 Diggers Parade	Undeveloped	133			
19 Diggers Parade	Dwelling	133	2		Medium density housing
21 Diggers Parade	Dwelling	133	2		Medium density housing
23 Diggers Parade	Dwelling	133	2		Medium density housing
25 Diggers Parade	Minor utility installation – Telstra substation	818	1	Section 1 Use	Future 2 lot subdivision to excise substation.
107 Great Ocean Road	Service Station – Shell	1527	2		
109 Great Ocean Road	Accommodation – Motel	1435	2		
111 Great Ocean Road	Shop – Anglesea Surf Centre (sales, hire & repair)	1060+50 7	2	Permit granted in 1991	
<b>TOTAL =16</b>					<b>19% undeveloped commercially</b>

Map 1: Diggers Parade

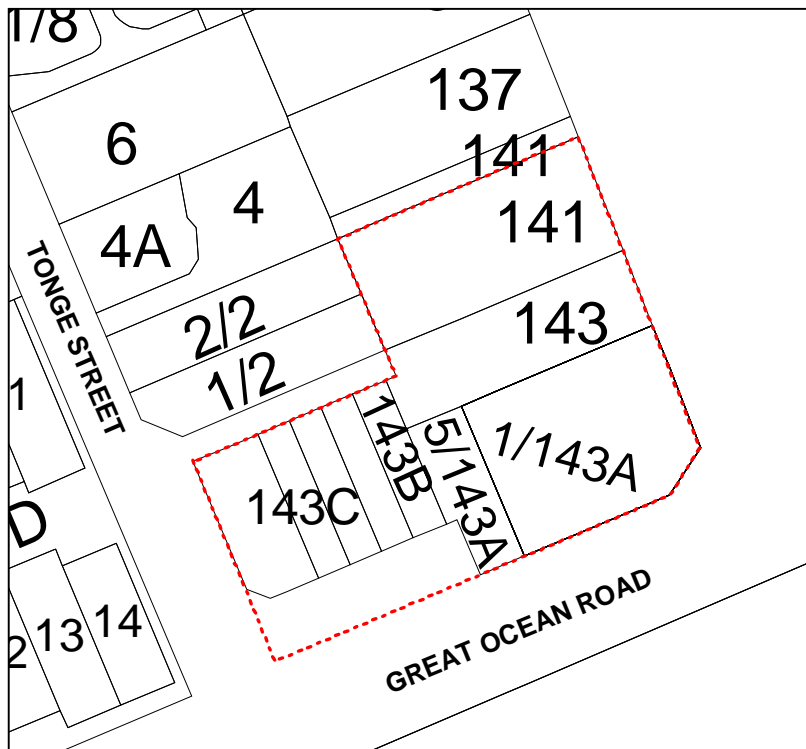


LAND USE AUDIT

**SUZ5 – Four Kings** (Refer Map 2)

Address	Use Development /	Site Area (m <sup>2</sup> )	Use 1, 2, 3	Scheme Compliance	Comments
141 Great Ocean Rd	Undeveloped	862			Permit for restaurant and apartment development.
143 Great Ocean Rd	Undeveloped	582			Permit for restaurant and apartment development.
143A Great Ocean Rd	Restaurant – Ocean Corner Café Day spa – Silk Hair and Beauty Dwellings – 7 Apartments	896	2  2  2	Permit 05/0543  Permit 09/0319  Permit 05/0453	Upper floors
5/143A Great Ocean Rd	Restaurant – Red Till Café Dwelling	244	2  2	Permit 04/0591	Upper floor.
143B Great Ocean Rd	Shop/Office – Go Ride A Wave, surf school and surf hire	154	2		
143C Great Ocean Rd	Shop – Home Hardware	735	3	Existing use rights	
<b>TOTAL = 6</b>					<b>45% undeveloped</b>

Map 2: Four Kings Precinct



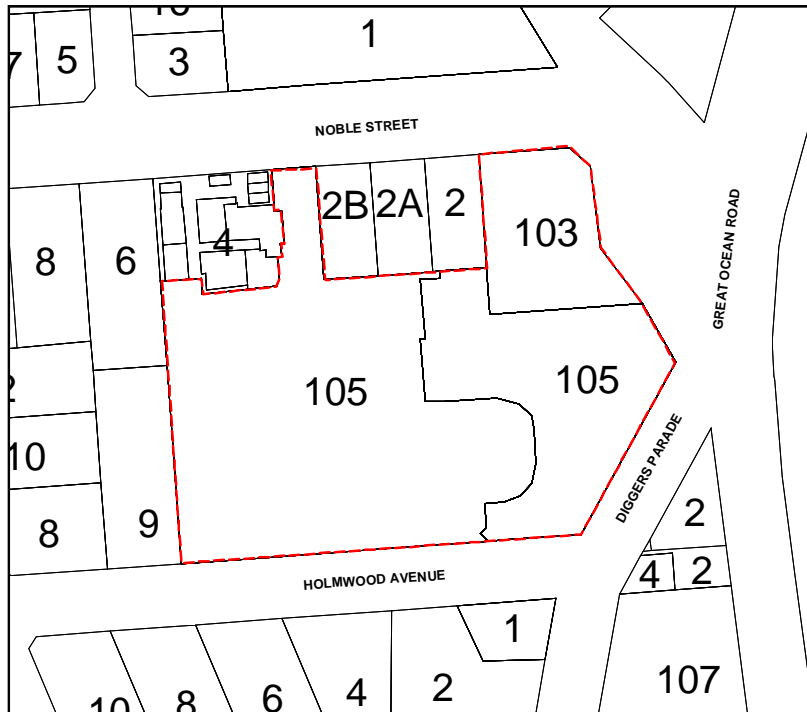
**LAND USE AUDIT**

**Residential 1 Zone (Noble Street & Great Ocean Road precincts) Refer Maps 3 & 4**

Address	Use Development /	Site Area (m <sup>2</sup> )	Use 1, 2, 3	Scheme Compliance	Comments
103 Great Ocean Rd	Shop & Cafe – Great Ocean Bite Café & Outdoor Centre Take-away food premises – Fish ‘n Chips Office – Physio	1160	2, 3  2  3	Existing use rights for shop   Existing use rights	
105 Great Ocean Rd	Accommodation Dwellings Day spa Restaurant (Surf Coast Spa Resort)	8500	2 1 2 2		
113 Great Ocean Rd	Restaurant	1221	2		
115 Great Ocean Rd	Dwelling	1301	1		
117 Great Ocean Rd	Shop – Stabb Butchers Dwelling	1333	3  1	Existing use rights	On ground level attached to shop
119 Great Ocean Rd	Shop & Café – Angahook General Store & Cafe	1072	2, 3	Existing use rights for shop	
121 Great Ocean Rd	Art gallery – Melaleuca	1165			
123 Great Ocean Rd	Dwelling	1424	1		
125 Great Ocean Rd	Dwelling	1014	1		
127 Great Ocean Rd	Dwelling	1023	1		
129 Great Ocean Rd	Dwelling	775	1		
131 Great Ocean Rd	Dwelling	1036	1		
133 Great Ocean Rd	Dwelling	1040	1		
135 Great Ocean Rd	Dwellings (2)	433+306	1		
137-139 Great Ocean Rd	Undeveloped	806+793			Permit for restaurant and apartment dev.

TOTAL = 16

Map 3: Noble Street / Great Ocean Road



Map 4: Great Ocean Road Precinct





## Performance measures of the Anglesea Residential Development Policy

Element	Performance measure
<b>Subdivision</b>	<p>A 'site area' per dwelling of at least:</p> <ul style="list-style-type: none"> <li>▪ 800m<sup>2</sup> in Precinct A as shown on Map 1 to this Policy;</li> <li>▪ 550m<sup>2</sup> in Precinct B as shown on Map 1 to this Policy, except for corner sites where the minimum area should be 600m<sup>2</sup>;</li> <li>▪ 400m<sup>2</sup> in Precinct C as shown on Map 1 to this Policy, except for corner sites where the minimum area should be 450m<sup>2</sup>.</li> </ul> <p><i>Note: 'Site area' excludes land common to more than one dwelling or land providing vehicular access to a rear dwelling such as in a battle-axe lot. 'Site area' is calculated for an individual dwelling and is not an average across multiple dwellings.</i></p>
<b>Buildings and works</b>	<ul style="list-style-type: none"> <li>▪ Building height not to exceed 7.5 metres.</li> <li>▪ Building site coverage not to exceed 30% of the 'site area'.</li> <li>▪ Buildings and surfaces not available for landscaping (including, hard paved areas, pervious driveways and recreational structures such as swimming pools and tennis courts) not to cover more than 40% of the 'site area'.</li> <li>▪ Plot ratio of all buildings as applied to the 'site area' not to exceed 0.4.</li> <li>▪ The location of a building near a boundary should be adequate to achieve a sense of development in a bush setting.</li> <li>▪ Development should utilise a common access to the street unless it can be demonstrated that the proposed access does not adversely affect native vegetation in the roadside.</li> <li>▪ Roads, accessways and/or footpaths within a development should be designed to have an informal appearance.</li> </ul>
<b>Fencing</b>	<p>A solid side and rear boundary fence is allowed provided that:</p> <ul style="list-style-type: none"> <li>▪ The fence is only proposed for short sections designed to achieve strategic privacy between properties where there is inadequate existing vegetation; and</li> <li>▪ The fence is at least 25% permeable to reduce the visual impact, unless it is demonstrated that complete screening is required.</li> </ul> <p>A solid front boundary fence is allowed provided that:</p> <ul style="list-style-type: none"> <li>▪ The land fronts a road with a high level of pedestrian traffic;</li> <li>▪ The fence is consistent with the prevailing character of the street; and</li> <li>▪ The fence is at least 25% permeable and not more than 1.5m in height.</li> </ul>

Survey of retail & commercial floor space (November 2012)

**Diggers Parade - SUZ5**

<i>Land</i>	<i>Shop no.</i>	<i>Business name</i>	<i>Land area</i>	<i>Floor area</i>	<i>Land Use</i>	<i>Category</i>	<i>Comments</i>
107 Great Ocean Rd		Shell	1528		service station		
109 Great Ocean Rd		Anglesea Motor Inn	1435		motel	accommodation	
111 Great Ocean Rd		Anglesea Surf Centre	1567	235	shop	non-food retail	
1 Diggers Pde	1A	Anglesea Hair Studio	286	78	hairdresser (shop)	retail services	
	1B	Anglesea Vet		78	veterinary clinic		
5-9 Diggers Pde		Locander del Mar	615	135	restaurant	food catering	
13 Diggers Pde		Physiotherapy	279	50	medical centre	office	
25 Diggers Pde		Telstra exchange	818		telecommunications facility		
<b>Total</b>				<b>576</b>			

**Four Kings - SUZ5**

<i>Land</i>	<i>Shop no.</i>	<i>Business name</i>	<i>Land area</i>	<i>Floor area</i>	<i>Land Use</i>	<i>Category</i>	<i>Comments</i>
1/143A Great Ocean Rd	1	Ocean Corner Café	896	119	restaurant	food catering retail services	75 seats
	2	Silk		70	day spa (shop)		
5/143A Great Ocean Rd	5	Red Till Café	244	162	restaurant	food catering	45 seats
143B Great Ocean Rd		Go Ride A Wave	154	114	shop - ground floor	non-food retail	additional 55sqm of office space approved for first floor
				51	office - first floor		
143C Great Ocean Rd		Anglesea Home Hardware	735	270	trade supplies	non-food retail	
<b>Total</b>				<b>786</b>			

## Residential 1 zoned land

<i>Land</i>	<i>Shop no.</i>	<i>Business name</i>	<i>Land area</i>	<i>Floor area</i>	<i>Land Use</i>	<i>Category</i>	<i>Comments</i>
103 Great Ocean Rd	1	Great Ocean Bite Café & Outdoor Centre	1160	152	restaurant + shop	food catering	40 seats
	2			97.5		non-food retail	
	3	Riverside Fish & Chips		78	take away food premises	food catering	
	4	Physio		48.5	medical centre	office	
105 Great Ocean Rd		Surf Coast Spa Resort	8500		accommodation (motel), conference facility, day spa, restaurant	accommodation	
113 Great Ocean Rd		RivaView	1221	210	restaurant	food catering	
117 Great Ocean Rd		Stabb Butchers	1333	100	shop	food retail	
119 Great Ocean Rd		Angahook General Store & Café	1072	345	convenience shop/restaurant	food retail	
121 Great Ocean Rd		Melaleuca Art Gallery	1165	110	art gallery	art and craft centre	
<b>Total</b>				<b>1141</b>			



**APPENDIX 3: EXISTING AND PREFERRED  
USES IN THE SPECIAL USE ZONE  
(RIVERSIDE PRECINCT)**

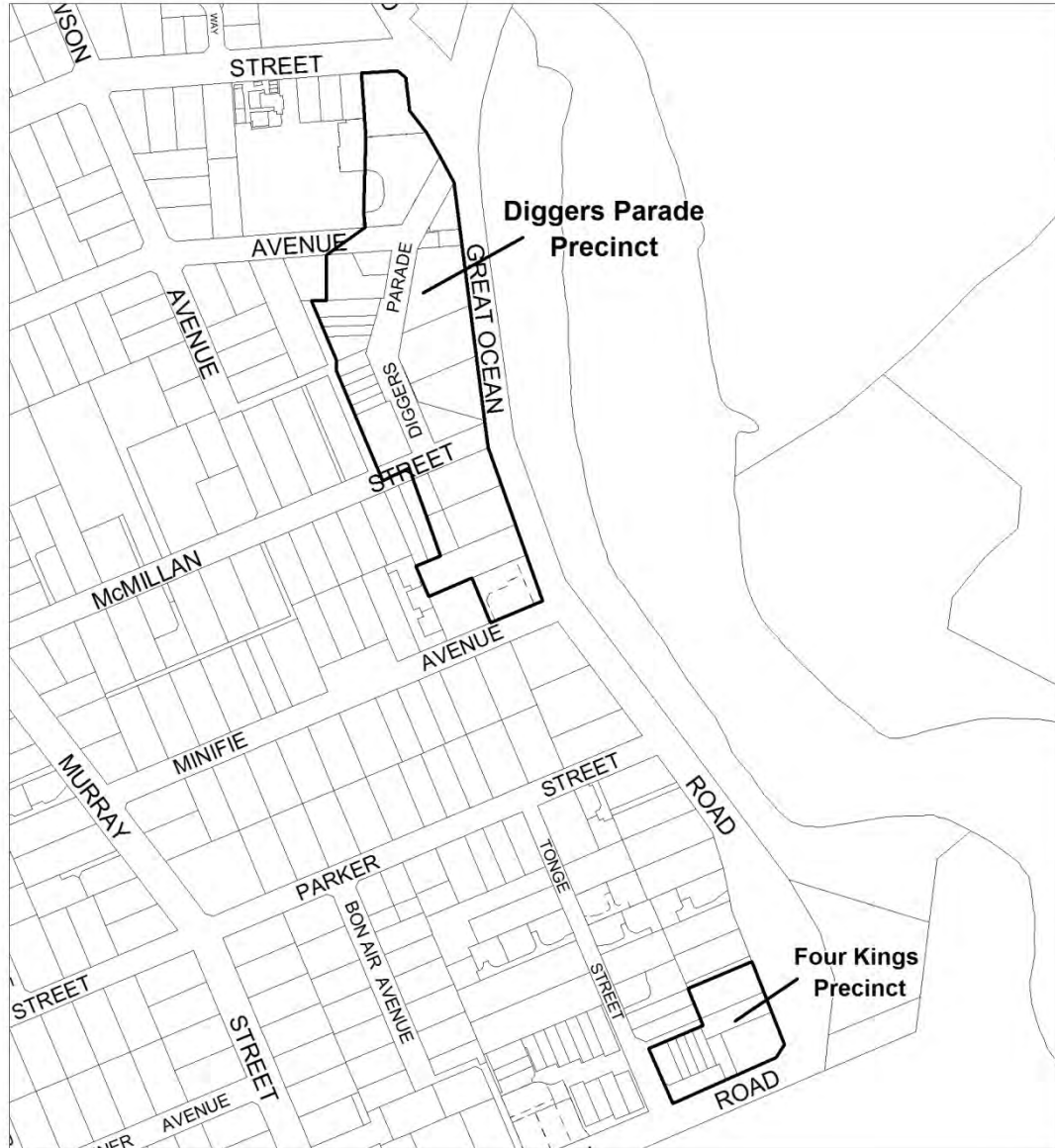
### Appendix 3: Existing and Preferred Uses in the Special Use Zone

Current Uses (SUZ5)		Preferred Uses (Proposed New SUZ)	
Section 1 - Permit not required	Section 3 - Prohibited	Section 1 - Permit not required	Section 3 - Prohibited
Apiculture	Agriculture	Art and craft centre	Agriculture
Art and craft centre	Bank	Home occupation	Adult sex bookshop
Carnival	Corrective services	Informal outdoor recreation	Bank
Circus	Department store	Minor utility installation	Corrective institution
Exhibition centre	Industry	Railway	Department store
Home occupation	Market (other than Community market)	Restaurant	Funeral parlour
Informal outdoor recreation	Panel beating	Tramway	Hospital
Mineral exploration	Restricted retail premises		Industry
Mining	Retail premises (other than Community market Food and drink premises, Gambling premises and shop)	Any use listed in Clause 62.01	Major sports and recreation facility
Minor utility installation	Saleyard		Motor racing track
Natural systems	Supermarket		Restricted retail premises
Railway	Transport terminal		Retail premises (other than Market, Food and drink premises, and Shop)
Road	Warehouse		Saleyard
Search for stone			Supermarket
Telecommunication facility			Transport terminal (other than bus terminal)
Tramway			Warehouse

### Appendix 3: Existing and Preferred Uses in the Special Use Zone

Current Uses (SUZ5)	Preferred Uses (Proposed New SUZ)
<b>Section 2 – Permit required</b>	<b>Section 2 – Permit required</b>
Accommodation (other than Dwelling and Corrective Institution)	Accommodation (other than Dwelling and Corrective Institution)
Beauty salon	Beauty salon
Car park	Car park
Convenience shop (The leasable floor area must not exceed 80 square metres)	Convenience shop (The leasable floor area must not exceed 240 square metres)
Dwelling (must be either medium density housing or the site must contain another use in Section 1 or 2)	Dwelling
Food and drink premises (other than Restaurant)	Food and drink premises (other than Restaurant)
Hairdresser (must be in Diggers Parade precinct)	Hairdresser (must be in Diggers Parade precinct)
Office (other than Bank, Medical centre, Real estate agency and Travel agency)	Market
Place of Assembly (other than Carnival, Circus and Exhibition centre)	Medical centre (must be in the Diggers Parade precinct)
Real estate agency (must be in Diggers Parade precinct)	Office (other than Bank, Medical centre, Real estate agency and Travel agency). Any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.
Service station (must be in Diggers Parade precinct). The site must not exceed either: <ul style="list-style-type: none"> <li>• 3,000 square metres</li> <li>• 3,600 square metres, if it adjoins on two boundaries a road in the Road Zone,</li> </ul> The site must adjoin Great Ocean Road.	Real estate agency (Any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a customer service area accessible to the public.)
Shop (Must only sell or hire goods and services predominantly associated with the tourism industry and tourist activities and pastimes.).	Service station (must be in Diggers Parade precinct). The site must <ul style="list-style-type: none"> <li>• not exceed 3,000 square metres</li> <li>• adjoin Great Ocean Road.</li> </ul>
Travel agency	Shop (Must only sell or hire goods and services predominantly associated with the tourism industry and tourist activities and pastimes.)
Veterinary centre (must be in the Diggers Parade precinct)	Travel agency
	Veterinary centre (must be in the Diggers Parade precinct)
	Any other use not in Section 1 or Section 3

**Appendix 3: Existing and Preferred Uses in the Special Use Zone**



**Map showing location of Diggers Parade and Four Kings precincts**