

SURF COAST PLANNING SCHEME

INCORPORATED DOCUMENT

'Livewire Park, Tree Top Adventure Facility'

180 Erskine Falls Road, Lorne

April 2016

This document is an Incorporated Document in the Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

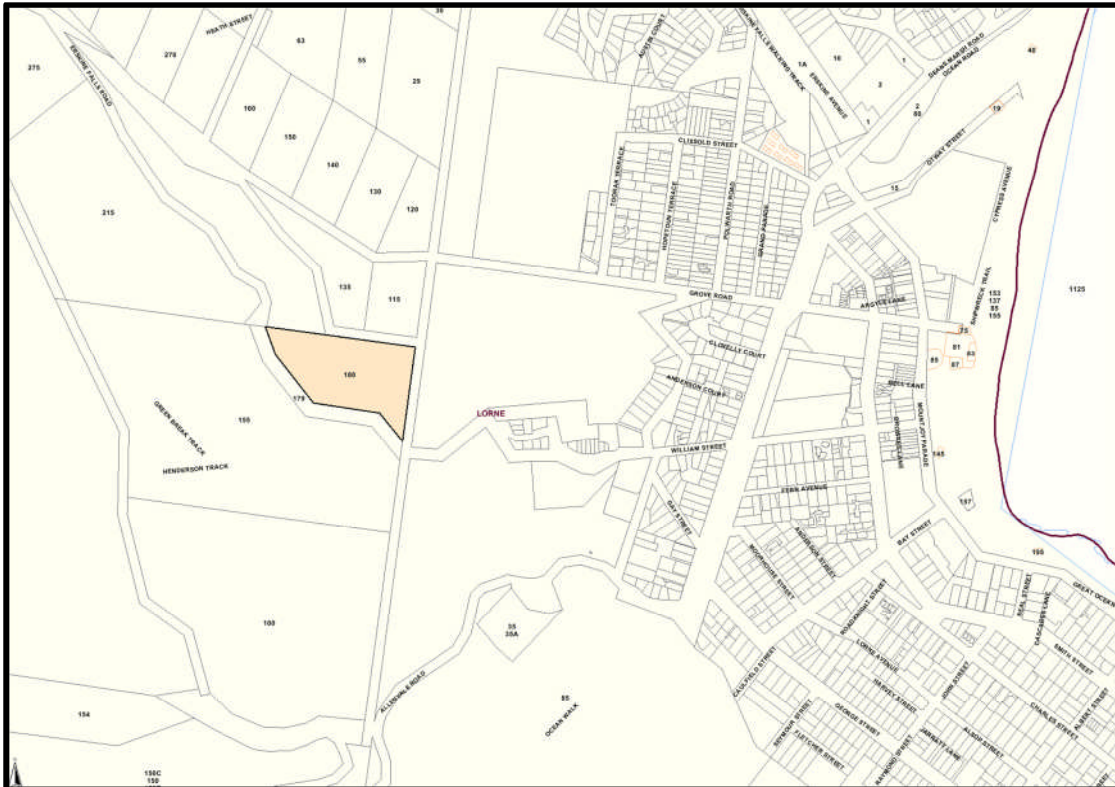
INTRODUCTION

This document is an Incorporated Document to the Schedule to Clause 52.03 of the Surf Coast Planning Scheme (the Scheme). It is also listed in the Schedule to Clause 81.01 of the Scheme.

This Incorporated Document and Clause 52.03 has the effect of allowing a planning permit application to be considered for 'Outdoor Recreation Facility' to be undertaken on the subject land, that would otherwise be prohibited by Clause 35.06 of the Scheme.

ADDRESS OF THE LAND

This Incorporated Document applies to land at 180 Erskine Falls Road, Lorne as shown on the plan below.



The land is more particularly described in Certificate of Title Volume 10547 Folio 820, Lot 1 on Title Plan 018315M.

APPLICATION OF PLANNING SCHEME PROVISIONS

Notwithstanding Clause 35.06 of the Scheme, a permit application can be considered for the use and development of the land for 'Outdoor recreation facility'.

A permit application for 'Outdoor Recreation Facility' must have regard to the purpose and decision guidelines of Clause 35.06 and address the following to the satisfaction of the responsible authority:

- Siting and design of any buildings and structures and the impact of the use and development on the natural and scenic environment
- Flora and fauna habitat
- Remnant vegetation
- Scenic landscape of the Lorne hinterland
- Access, traffic and car parking
- Land capability
- Management of bushfire risk
- Economic and social impacts
- Net community benefit.