

Mornington Peninsula Planning Scheme

Incorporated Document

The National Golf Course and Cape Schanck Resort Development

Boneo Road, Cape Schanck

November 2020

OFFICIAL

1 INTRODUCTION

1.1 This document is an incorporated document in the Schedule to Clause 72.04 of the Mornington Peninsula Planning Scheme (the Scheme) pursuant to Clause 45.12 (Specific Controls Overlay) of the Scheme.

1.2 The land identified in this document may be used and developed in accordance with the controls in the document. The controls in this document prevail over any contrary or inconsistent provision in the Scheme.

2 ADDRESS OF THE LAND

2.1 The land to which this document applies comprises the land formerly contained in Certificates of Title volume 8718, folio 952 and volume 9158, folio 139. The land comprises the Cape Schanck Resort and part of the National Golf Club, as well as residential land surrounding these facilities as shown in Figure 1 (the subject land) under section 3.3.

3 WHAT THIS DOCUMENT ALLOWS

3.1 RACV Hotel and Conference Redevelopment Area

The land within the RACV Hotel and Conference Redevelopment Area shown in Figure 2 under section 3.3 may be used and developed for the purposes listed in the table below subject to the additional conditions opposite (if any) and the conditions set out in section 3.2 and section 4 of this document:

Use	Condition
Residential hotel	Must not exceed 160 hotel bedrooms and 40 self-contained accommodation units.
Function centre (includes conference centre)	Must not accommodate more than 650 delegates / patrons at any one time.
Food and drink premises (restaurant / dining)	
Restricted recreation facility (golf facilities including golf club house)	
Retail (including golf shop)	
Beauty salon (day spa)	
Associated car parking, access, utility installations, recreation facilities, golf practice areas, kiosks, landscaping, advertising signage and back of house / service facilities	

3.2 No duplication of residential hotel or function / conference centre uses

Once the function / conference centre use in the RACV Hotel and Conference Redevelopment Area allowed pursuant to section 3.1 of this document has commenced, the existing function / conference centre use in the RACV Clubhouse (located in the RACV Hotel and Conference

Redevelopment Area shown in Figure 2) must cease and the Clubhouse building(s) must be demolished.

The total number of hotel bedrooms on the subject land, including those in the RACV Hotel and Conference Redevelopment Area, must not exceed 208, and the total number of self-contained accommodation units on the subject land, including those in the RACV Hotel and Conference Redevelopment Area, must not exceed 56.

3.3 Land affected by these controls

Figure 1: Land to which this Incorporated Document applies

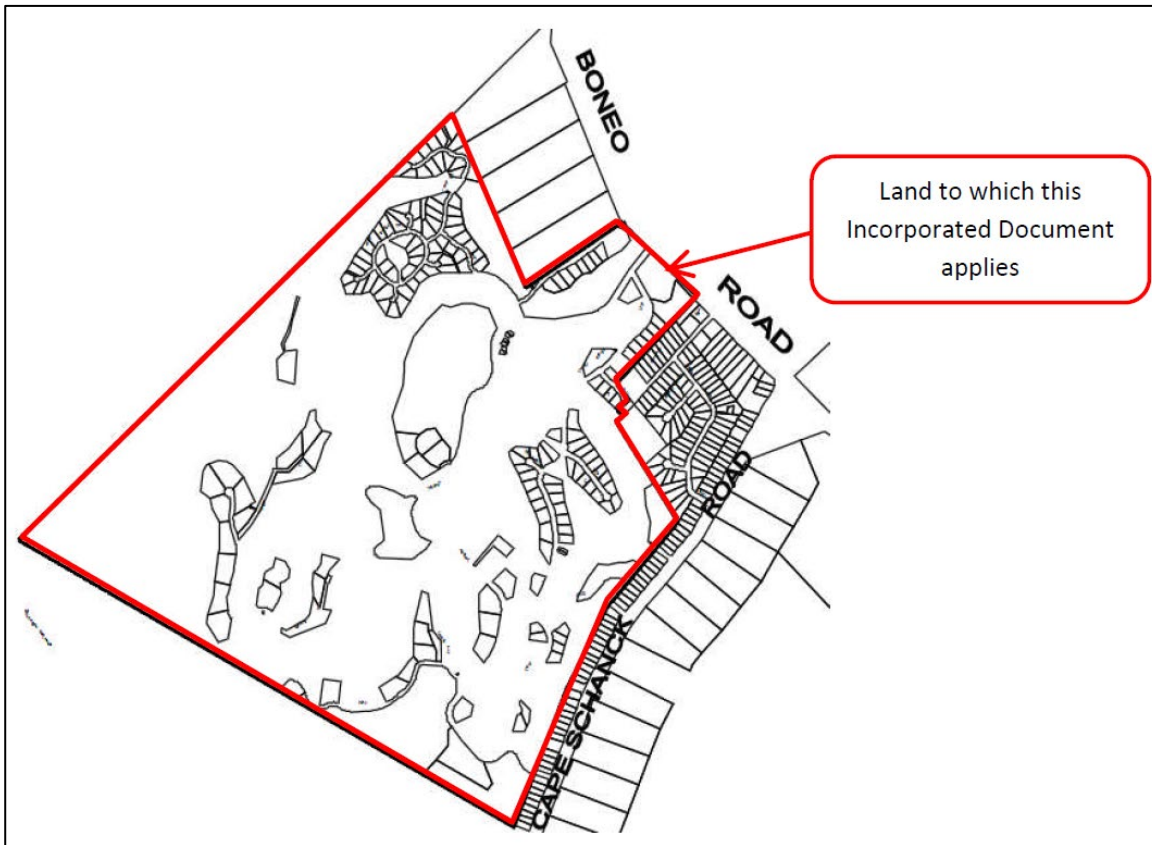


Figure 2: RACV Hotel and Conference Redevelopment Area



4 RACV HOTEL AND CONFERENCE REDEVELOPMENT AREA

The following conditions apply to any development or use within the RACV Hotel and Conference Redevelopment Area authorised or permitted under section 3.1 of this Incorporated Document.

Development Plan

4.1 The RACV Hotel and Conference Redevelopment Area shall not be used, developed or redeveloped for any of the separate components allowed under section 3.1 of this Incorporated Document until a Development Plan complying with the following requirements has been submitted to and approved by the responsible authority:

- The Development Plan may comprise of multiple plans and written reports and shall include the location and description of the use and development proposed and, in particular:
 - a) A description of the proposed buildings and works and staging of the establishment of the approved land use and development and the projected timing for each stage.
 - b) The location of landscaped areas, garden areas and recreation facilities.
 - c) An overall Site Context Plan which identifies all existing physical features of the land including topography, vegetation, buildings (including nearby dwellings on neighbouring land), viewing points and other features.
 - d) A Transport Impact Assessment in accordance with VicRoads' requirements as specified in section 4.20 of this document.
 - e) Details of proposed traffic management and traffic improvements on or adjacent to the subject land.
 - f) Details of utility services to be associated with the development.

- g) The position and width of all existing and proposed entries and exits for both pedestrians and motor vehicles.
- h) The parking areas to be set aside for the accommodation of stationary motor vehicles and the loading and unloading of motor vehicles.
- i) The position and width of existing and proposed access tracks.
- j) Details of any advertising signs or advertisements proposed to be constructed or displayed on the land.
- k) The treatment of ground surfaces, including reference to any proposed erosion control measures, on the subject land.
- l) The location, design, colour and materials of construction of building and works including elevations, heights, setbacks (both from boundaries and existing dwellings) and any other relevant information as determined by the responsible authority.
- m) The demolition of the existing buildings that are to be replaced by the redeveloped residential hotel and conference centre.
- n) The reclamation works proposed for the land following demolition.
- o) An overshadowing analysis of all proposed buildings(s) to the satisfaction of the responsible authority.
- p) An Acoustic Impact Assessment, to be undertaken by a suitably qualified person, to the satisfaction of the responsible authority.

4.2 The use and development hereby authorised shall function as an integrated tourist resort development.

Internal Access Roads, Parking of Vehicles

4.3 All internal access ways including parking areas and driveways on the land shall be designed and constructed to a standard sufficient to cater effectively with the extent of usage that will be generated by the development. The internal access ways shall be sealed with an all-weather seal coat or other impervious material to the satisfaction of the responsible authority.

4.4 The construction of all roads and the access ways including all drainage thereof necessary to serve any of the buildings on the land shall be completed prior to the occupation of any such building.

4.5 All pedestrian paths and access ways shall be hard surfaced or similar to the satisfaction of the responsible authority.

4.6 The area set aside for car parking shall be used for the parking of vehicles and no other use.

Landscaping

4.7 Prior to the commencement of any component of the development as shown on the approved Development Plan, a landscape plan for the RACV Hotel and Conference Redevelopment Area shall be prepared by a qualified landscape architect and such landscape plan shall form part of the overall Development Plan approved under section 4.1. The landscape plan shall show species, age, density

of plantings and proportions of the various species proposed to be planted and shall be to the satisfaction of the responsible authority.

- 4.8 The landscaping shown on the landscape plan shall be implemented prior to the occupation of each component of the development and all trees and shrubs on the subject land shall be maintained in good order and condition. Any dead or diseased trees shall be replaced as soon as practicable to the satisfaction of the responsible authority.
- 4.9 Disturbed surfaces on the land resulting from buildings and works authorised or required by these provisions shall be revegetated and stabilised to the satisfaction of the responsible authority. This condition shall apply to the RACV Hotel and Conference Redevelopment Area and any other part of the land to which this Incorporated Document applies where buildings have been demolished pursuant to the controls set out in this Incorporated Document.
- 4.10 The design and routing of roads shall be directed by the terrain and the development layout and roads shall be aligned to minimise tree removal and cut and fill.
- 4.11 Car parks shall be extensively landscaped to minimise visual intrusion. Car parks shall be constructed and located having regard to the terrain of the land and shall be established at different levels with different orientation and shall be densely screened from each other. Landscape treatment shall include perimeter screening by large shrubs, heavily planted intermediate garden beds and canopy trees to provide shade and wind protection.
- 4.12 Landscaping of major buildings shall include:
- a) planting to screen undesirable views and wind;
 - b) planting to provide shade and shelter;
 - c) planting to provide floral performance and seasonal changes;
 - d) provision of paved areas for seating; and
 - e) provision of a paved pathway system.
- 4.13 Landscaping associated with the redeveloped residential hotel and conference centre shall incorporate indigenous species growing in the environs.

Vegetation

- 4.14 Vegetation proposed to be removed, destroyed or lopped as part of any buildings and works must be approved as part of the Development Plan.

Services

- 4.15 All electricity supply mains shall be located underground unless otherwise approved by the responsible authority.
- 4.16 All telephone services shall be located underground unless otherwise approved by the responsible authority.
- 4.17 The design and construction of stormwater drainage systems shall, as a matter of high priority, take account of the need to control soil erosion to the satisfaction of the responsible authority.

- 4.18 A potable domestic water supply shall be made available to service the development to the satisfaction of the responsible authority.
- 4.19 All sewerage and other liquid wastes shall be treated on the land by means of an approved sewerage treatment process to the satisfaction of the responsible authority unless a proposal for the provision of reticulated sewerage services is approved by the responsible authority.

VicRoads Requirements

- 4.20 Prior to the exhibition of the Development Plan by the responsible authority, the following must be submitted to the satisfaction of, and be approved by, VicRoads:
- A Transport Impact Assessment Report (TIAR) in accordance with VicRoads “Guidelines for Transport Impact Assessment Reports for Major Land Use and Development Proposals” outlining the traffic generation and traffic distribution as well as assessing the need for any mitigating road works to ensure the traffic generation from the proposed development will not compromise the safety and operational efficiency of the Boneo Road / Trent Drive intersection. The TIAR must include the functional layout plans of the identified mitigating roadworks.
- 4.21 Prior to the commencement of any road works, detailed engineering designs in accordance with the approved functional layout plans together with any Road Safety Audit, Public Lighting Plan or other plans must be submitted to the satisfaction of VicRoads.
- 4.22 The preparation of the detailed engineering design and the construction and completion of all road works must be undertaken in a manner consistent with current VicRoads’ policy, procedures and standards. In order to meet VicRoads’ requirements, the developer must comply with the requirements documents within “Standard requirements – Developer Funded Projects” and any other requirements as considered necessary, to the satisfaction of VicRoads.
- 4.23 Prior to the occupation of the permitted development, mitigating road works in accordance with the approved functional layout and detailed engineering designs must be carried out to the satisfaction of and at no cost to VicRoads.

RACV Residential Hotel and Conference Centre

- 4.24 The residential hotel shall be designed and constructed to complement the general scale and character of the local landscape.
- 4.25 The selection of natural materials, colour and texture shall have regard to the colours and textures present in the landscape.
- 4.26 Car parking areas shall be provided in conjunction with the hotel to the satisfaction of the responsible authority.
- 4.27 The RACV Residential Hotel and Conference Centre:
- a) May comprise one or more buildings;
 - b) Should be sited so as to minimise adverse amenity impacts on existing dwellings, including but not limited to overshadowing, visual and noise impacts; and
 - c) Should be integrated with the major access road so as to establish an important arrival precinct.

Advertising and Approval of Development Plan and / or Sewerage Proposal

- 4.28 When a Development Plan for the Residential Hotel and Conference Centre or proposal relating to the provision of reticulated sewerage services is submitted to the responsible authority for approval, the responsible authority must:
- a) Give notice of the submission of the Development Plan or sewerage proposal (as the case may be) in a locally circulating newspaper;
 - b) Post notice of the submission of the Development Plan or sewerage proposal (as the case may be) on Council's website;
 - c) Give notice of the submission of the Development Plan or sewerage proposal (as the case may be) directly to all potentially affected landowners, including owners and occupiers of neighbouring dwellings;
 - d) Publicly display the submitted Development Plan or sewerage proposal (as the case may be) at the offices of the Mornington Peninsula Shire Council for at least 21 days;
 - e) Give notice of the Development Plan or sewerage proposal (as the case may be) to any relevant public authorities, including the CFA; and
 - f) Receive submissions on the submitted Development Plan or sewerage proposal (as the case may be).
- 4.29 The responsible authority must consider all submissions received before deciding whether or not to approve the submitted Development Plan or proposal relating to the provision of reticulated sewerage services, with or without conditions or changes. The responsible authority may seek advice from an independent, appropriately qualified consultant in relation to the Development Plan or sewerage proposal and any submissions before deciding whether or not to approve the submitted Development Plan or sewerage proposal.
- 4.30 The costs of providing notice and costs of obtaining advice from any independent consultant that may be required by the responsible authority shall be borne by the proponent.
- 4.31 The approved Development Plan for the RACV Residential Hotel and Conference Centre and approved proposal for the provision of reticulated sewerage services may be amended by the responsible authority.
- 4.32 Use and development of land within the RACV Hotel and Conference Redevelopment Area must be carried out in accordance with the approved Development Plan, except where otherwise permitted by the responsible authority.
- 4.33 The provision of reticulated sewerage services to the land within the RACV Hotel and Conference Redevelopment Area must be carried out in accordance with a sewerage proposal approved by the responsible authority under the conditions in section 4.28 to 4.31, except where otherwise permitted by the responsible authority.

5 EXPIRY

- 5.1 The controls in relation to the RACV Hotel and Conference Redevelopment Area in sections 3.1 and 4 of this document expire if either of the following circumstances apply:
- The development authorised by the controls is not started by 1 January 2016.

- The development authorised by the controls is not completed by a January 2020.