

19/01/2006
VC37**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ2.

RECREATION AND TOURISM**Purpose**

To recognise and provide for the use and development of land for major recreation and tourism activities.

To ensure that the natural environment of the area is preserved and enhanced by the establishment of recreation and tourism facilities.

To ensure that recreation and tourism facilities are established in a manner which does not cause loss of amenity to the surrounding area.

1.0
19/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Bed and breakfast	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
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.
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Road	

USE	CONDITION
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Bed and breakfast)	
Agriculture (other than Animal boarding, Apiculture, and Intensive animal husbandry)	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	Must be on land also used for a service station.
Food and drink premises	
Gambling premises	
Leisure and recreation (other than Informal outdoor recreation)	
Market	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Carnival and Circus)	
Service station	The site must adjoin, or have access to, a road in a Road Zone.
Shop	
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited

USE

Animal boarding

Brothel

Cemetery

Crematorium

Display home

Freeway service centre

Funeral parlour

Hospital

Industry (other than Car wash)

Intensive animal husbandry

Pleasure boat facility

Research centre

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

Saleyard

Transport terminal

Veterinary centre

Warehouse

2.0
19/01/2006
VC37

Buildings and works

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale and dimensioned which shows:
 - The boundaries and dimensions of the site.
 - The location and names of adjoining roads.
 - The layout of existing and proposed buildings and works.
 - The location of access ways, and vehicle parking and loading areas.
 - The location, layout and planting schedule for all landscape areas.
 - Elevations detailing facade articulation and external materials, colours and finishes.
 - Stages, if any, in which the land is to be developed.
- A written summary of the proposed uses of the building, including, but not limited to, days and hours of operation and staffing levels.

3.0

19/01/2006
VC37

Decision guidelines

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

- The impact of the use, building, works or subdivision on the existing and surrounding land uses.
- The location of any buildings and works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The design of buildings.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use, building, works or subdivision will cause significant traffic generation which will require additional traffic management programs to be initiated.
- Parking and site access.
- Landscape treatment.