

18/10/2007
C16**SCHEDULE 4 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ4

CARAVAN PARK**Purpose**

To recognise and provide for the use and development of land for tourism facilities including the Koondrook Caravan Park.

To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

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C16**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Camping and caravan park	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Camping and caravan park and Corrective institution)	
Agriculture (other than Apiculture and Intensive animal husbandry)	
Car park	
Mining – if the Section 1 condition is not met	
Place of assembly (other than Exhibition centre and Night club)	

USE	CONDITION
Retail premise (other than Adult sex bookshop)	
Search for stone – if the Section 1 condition is not met	
Store (other than freezing and cool storage and Shipping container storage)	
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

USE
Adult sex bookshop
Brothel
Cemetery
Corrective institution
Fuel depot
Freezing and cool storage
Intensive animal husbandry
Motor racing track
Night Club
Shipping container storage
Transport terminal
Warehouse (other than Store)

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Use of land

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Appearance of any building, works or materials.
- Emission of noise, artificial light, waste water or waste products.

Noise emission levels must not exceed the following levels:

- Public address systems 55db(A) LEQ.

Application requirements

An application to use land must be accompanied by the following information:

- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill.

Decision guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The effect of traffic to be generated on roads.
- The provision of car parking.
- The amenity of the adjoining area.

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Buildings and works

A permit is required to construct a building or carry out works for a Section 2 Use.

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

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage, driveways, vehicle parking and loading areas.

Decision guidelines

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

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.