

SCHEDULE 1 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1**.

GREEN PALMS VILLAGE, COBRAM**Purpose**

To provide for the development of an integrated residential village development comprising residential, tourism related and recreational facilities, in a manner which achieves principles of environmental and sustainability including:

- provision of resort style commercial, social and recreational infrastructure;
- ensuring protection of existing environmental resources;

generally in accordance with the Green Palms Development Plan.

To ensure that the development provides community and social infrastructure within the development.

To achieve a high standard of community amenity and safety.

To ensure that the development of the land provides the appropriate interface of rural and urban land.

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

Use	Condition
Animal keeping	Must be no more than 2 animals
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
Car park	
Circus	Must meet the requirements of A "Good Neighbour" Code of Practice for a Circus or Carnival
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Natural systems	
Railway	

MOIRA PLANNING SCHEME

Use	Condition
Road	
Search for stone	Must not be costeaning or bulk sampling
Telecommunication facility	Buildings and works must meet the requirements of Clause 52.19

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Apiculture, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met.	Must be no more than 5 animals
Camping and Caravan Park	Must be generally in accordance with the Green Palms Development Plan.
Caretaker's house	
Convenience shop	The leasable floor area must not exceed 80 square metres
Food and Drink Premises	Must be generally in accordance with the Green Palms Development Plan
Leisure and recreation (other than informal outdoor recreation)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)	
Place of assembly (other than Carnival, Circus, and Place of worship)	Must be generally in accordance with the Green Palms Development Plan.
Residential village	Must be generally in accordance with the Green Palms Development Plan.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house, Camping and Caravan Park, Residential Village)
Adult sex bookshop
Amusement parlour
Brothel
Corrective institution

Use**Crematorium****Drive-in theatre****Extractive industry****Industry (other than Carwash)****Intensive animal husbandry****Motor racing track****Motor vehicle, boat or caravan sales****Office****Place of worship****Retail premises(other than Convenience shop and food and drink premises)****Saleyard****Service Station****Transport Terminal****Warehouse****Any use listed in Section 2 if the condition is not met****2.0**04/06/2009
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A use must not detrimentally affect the amenity of the area, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emissions of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

- An application to use land must be accompanied by the following information, as appropriate.
- The purpose of the use and the types of activities which will be carried out.
- The likely effect, if any, on adjoining land.

Decision guidelines

- Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:
 - The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
 - The application is generally consistent with the Development Plan approved for the site.
 - The effect that existing uses on adjoining or nearby land may have on the proposed use.
 - The design of buildings, including provision for solar access.
 - The availability and provision of utility services.
 - The effect of the traffic to be generated by the use.

- The interim use of those parts of the land not required for the proposed use.

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Subdivision

A permit is required to subdivide land

A subdivision must meet the requirements of Clause 56.

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Buildings and works

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

Application requirements

Before the construction of any building or works commences, plans must be submitted to, and approved by, the responsible authority. The plans must be drawn to scale with dimensions and must show:

- The boundaries and dimensions of the site.
- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings, and works.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction material and methods.
- Driveways and vehicle parking and loading areas.
- External storage and waste treatment areas.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
- A report must be submitted to the responsible authority addressing any potential amenity impact on nearby areas.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in category 3.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies, which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.