

18/12/2008
C27

SCHEDULE 4 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

TWO BAYS ROADHOUSE AND CARAVAN PARK, NYAH

To provide for the use of the land for a camping and caravan park, service station and convenience restaurant.

1.0

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Caretakers house	Must be used in association with the existing camping and caravan park
Mineral Exploration	
Mining	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Motor repairs	Must be contained within the curtilage of the existing service station
Search for Stone	Must not be costeaning or bulk sampling
Service station	Must be contained within the curtilage of the existing service station
Telecommunications Facility	Buildings and works must meet the requirements of Clause 52.19

Section 2 - Permit required

USE	CONDITION
Camping and Caravan Park	Development must be connected to reticulated sewerage and town water
Convenience restaurant	Must be contained within the curtilage of the existing service station
Search for Stone	If the Section 1 condition is not met

Section 3 - Prohibited

USE
Any other use not in Sections 1 or 2

2.0

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Subdivision

A permit is required to subdivide land

An application to subdivide the caravan park from the service station facility must include plans showing access to and from the caravan park component via the Nyah-West Road.

3.0

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Buildings and works

Application Requirement

A planning application for the extension and alteration of the camping and caravan park must be accompanied by:

- a site plan that indicates the number and location of sites,
- common facilities including amenities and recreation areas,
- address the integration of the extension with the existing facility, and
- a landscape plan that indicates location and type of plants.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- the need for the facilities including the role of the camping and caravan park in providing accommodation to the itinerant workers for the horticultural industry,
- vehicular access to the caravan park from the existing vehicle access point at the Murray Valley Highway