

SCHEDULE ONE TO THE SPECIAL USE ZONE

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

Walhalla Special Use Zone**Purpose**

To conserve and enhance places of scientific, aesthetic, architectural and historic importance or special cultural value.

To ensure that development is compatible with the importance, character and appearance of the historic area.

To provide for low scale housing development consistent with the town's permanent and semi-permanent residential role.

To provide for low key commercial development consistent with the town's tourist role.

To ensure that land use or development is compatible with the environmental capabilities of the historic area.

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

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08.
Natural systems	
Open sports ground	Must be in accordance with an approved plan.
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Corrective institution)	
Agriculture (other than Animal boarding, Greyhound training, and Intensive animal husbandry)	
Commercial display area	
Convenience shop	

Section 2 - Permit required (continued)

USE	CONDITION
Industry (other than Abattoir, Materials recycling, and Panel beating)	
Leisure and recreation (other than Motor racing track and Open sports ground)	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Amusement parlour and Drive in theatre)	
Restaurant	
Retail premises (other than Manufacturing sales, Motor vehicle, boat, or caravan sales, and Shop)	
Shop (other than Adult sex bookshop)	
Any use not in section 1 or 3.	

Section 3 - Prohibited

USE
Abattoir
Adult sex bookshop
Amusement parlour
Animal boarding
Brothel
Corrective institution
Drive in theatre
Funeral parlour
Greyhound training
Intensive animal husbandry
Manufacturing sales
Materials recycling
Motor racing track
Motor vehicle, boat, or caravan sales
Open sports ground – if the Section 1 condition is not met.
Panel beating
Saleyard

2.0 Use of land

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

3.0 Buildings and works

Requirements

A permit is required to:

- Demolish or remove a building or place within Walhalla listed in the table to Clause 43.01.
- Construct a building, including a fence.
- Alter externally any building or place by structural work, painting, rendering, sandblasting, or in any other way.
- Construct or carry out works, including municipal works.
- Remove or destroy the trees or plants listed in Clause 43.01 of this Scheme.
- Construct or display a sign.

This does not apply to repairs and routine maintenance to buildings and places that do not change the external appearance.

It does not apply to an adverse possession claim fence, that consists of star pickets not less than 3 metres apart and joined by not more than two strands of standard gauge plain fencing wire.

Plans for approval

For any proposed development, a plan showing the overall development of the site must be prepared to the satisfaction of the responsible authority. The plans must indicate:

- The method of effluent disposal.
- Any alterations to the natural topography of the land.
- The extent and location of water supply.
- The method and extent of fire protection.
- Any proposed landscaping.
- Other details, as required by the responsible authority.

Guidelines for a permit

Before deciding on an application, the responsible authority must consider:

- The purpose of the zone.
- The importance, character, and appearance of the building or place to be demolished.
- Whether the location, bulk, and appearance of the proposed building or works will adversely affect the character and importance of the area.
- The importance of vegetation to the character of the area.
- Whether the subdivision will result in development in keeping with the character and appearance of the area.
- The view of any organisation having an interest in the building or place.
- Any policy or code adopted by Council, relevant to the use, development or management of the land in Walhalla.
- The adequacy of services provided.
- The orderly and proper planning of the area.