

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

Shown on the planning scheme map as SUZ2.

Tanjil Bren Special Use Zone**Purpose**

To maintain and enhance the special character, environment and amenity of Tanjil Bren.

To encourage and facilitate the proper uses and management of existing resources within, and available to, the village.

To recognise, maintain and enhance public spaces and facilities.

To maximise opportunities for residential development having regard to the environmental characteristics and physical constraints of the area.

To provide limited opportunities for low key commercial and tourist enterprises.

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VC37**Table of uses****Section 1 - Permit not required**

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

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Camping and caravan park, Corrective institution, and Residential hotel)	
Agriculture (other than Animal keeping, Animal training, Intensive animal husbandry, and Timber production)	
Fuel depot	
Home occupation	

Section 2 - Permit required (continued)

USE	CONDITION
Leisure and recreation (other than Informal outdoor recreation, Major sports ground, and Motor racing track)	
Mail centre	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Minor utility installation	
Place of assembly (other than Amusement parlour)	
Retail premises (other than Hotel, Motor vehicle, boat, or caravan sales, Restaurant, and Shop)	
Service industry (other than Panel beating)	
Sign	
Any use not in Section 1 or 3	

Section 3 - Prohibited

USE
Amusement parlour
Animal keeping
Brothel
Camping and caravan park
Car park
Corrective institution
Funeral parlour
Hospital
Hotel
Industry (other than Refuse depot, Refuse transfer station, and Service industry)
Informal outdoor recreation – if the Section 1 condition is not met
Intensive animal husbandry
Major sports ground
Motor racing track
Motor vehicle, boat, or caravan sales
Office

Section 3 – Prohibited (continued)**USE**

Residential hotel

Restaurant

Saleyard

Shop

Soil removal

Timber production

Utility installation (other than Minor utility installation)

Veterinary centre

Warehouse (other than Fuel depot and Mail centre)

2.0

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Subdivision

A permit is required to subdivide land.

An application must be referred to a referral authority listed in Clause 66.

3.0

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Buildings and works

A permit is required to:

- Demolish or remove a building or place within Tanjil Bren listed in the table at Clause 43.01
- Alter externally any building or place within Tanjil Bren listed in the table at Clause 43.01 by structural work, painting, rendering, sandblasting, or in any other way.
- Extend or make additions to an existing building.
- Construct or carry out works including municipal works.
- Remove or destroy vegetation.
- Construct or display a sign.

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

Plans for approval

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

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

- All buildings and works must be in accordance with the plan.

Guidelines for 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/s or works will adversely affect 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.
- Whether the proposed development is consistent with the Tanjil Bren Planning Guidelines 1993, as amended from time to time.
- The adequacy of services proposed.
- The orderly and proper planning of the area.