

20/11/2014
C135**SCHEDULE 6 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ6****SILVERWATER RESORT, SAN REMO****Purpose**

To provide for a mix of uses to recognise and support sustainable tourism activity and accommodation opportunities at the Silverwater Resort, San Remo.

1.020/11/2014
C135**Table of uses****Section 1 - Permit not required**

Use	Condition
Caretaker's house	
Child care centre	Must generally be used by staff and patrons of the Silverwater Resort
Accommodation (other than Caretakers house, Residential hotel, Camping and caravan park, Corrective institution, Dependent person's unit, Host farm, Residential building, Residential village, and Retirement village)	Must be used in association with the Silverwater Resort and located within an accommodation precinct on the master plan at Clause 7.0 of this Schedule. Must only be used to accommodate persons away from their normal place of residence
Informal outdoor recreation	
Minor utility installation	
Residential hotel	
Restaurant	Must be located within the central facilities precinct on the master plan at Clause 7.0 of this schedule
Restricted recreation facility	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture and Crop raising)	
Office (other than Bank, Electoral office, Medical centre, Real estate agency, Travel agency)	Must be used in association with the Silverwater Resort and located within the central facilities precinct on the master plan at Clause 7.0 of this Schedule.
Retail premises (excluding Adult sex bookshop, Department store, Manufacturing sales, Restaurant, Restricted retail premises, Supermarket and Trade supplies)	Must generally be used in association with the Silverwater Resort and located within the central facilities precinct on the master plan at Clause 7.0 of this Schedule.

Use	Condition
Service industry	Must generally be used in association with the Silverwater Resort and located within the maintenance precinct on the master plan at Clause 7.0 of this Schedule.
Any other use not in Section 1 or 3.	

Section 3 – Prohibited

Use
Adult sex bookshop
Bank
Brothel
Department store
Dwelling - if the Section 1 conditions are not met
Industry (other than Service industry)
Manufacturing sales
Medical centre
Real estate agency
Restricted retail premises
Supermarket
Trade supplies
Warehouse

2.0

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Subdivision

A permit is required to subdivide land.

An application to subdivide land must be accompanied by a report which explains how the proposed subdivision:

- Promotes the purpose of this zone.
- Supports the decision guidelines for this zone.

3.0

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Buildings and works

A permit is required to construct a building or construct or carry out works. This does not apply to:

- An alteration or extension to an existing building provided the floor area of the alteration or extension is not more than 50 square metres.
- An alteration or extension to an existing building associated with the Silverwater Resort that does not increase the gross floor area.
- A rainwater tank.

4.0

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Exemption from notice and review

An application to use or subdivide land, construct a building or construct or carry out works, in accordance with the Master Plan in 7.0 of this Schedule is exempt from the notice

requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This Schedule to the zone is in Category 1.

6.0

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Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Regional Catchment Strategy and associated plan applying to the land.
- Any relevant tourism strategy or policy.
- The capability of the land to accommodate the proposed use or development in relation to existing infrastructure and services.

Infrastructure issues

- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use or development will require traffic management measures.
- Need to consider appropriate car parking requirements as set out at Clause 52.06

Environmental issues

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
- The impact of the use or development on the flora, fauna and landscape features of the locality.

Design and siting issues

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The need for building materials to be non-reflective or of colours that complement the surrounding landscape.
- Whether the proposal is consistent with maintaining the landscape significance of the area.
- The extent of landscaping around buildings and throughout the site using indigenous species to minimise the visual impact of buildings.

7.0

Silverwater Master Plan

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