

05/12/2013
C135(Part 2)**SCHEDULE 8 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ8**.

Ranelagh Estate Open Spaces**Purpose**

To recognise and protect the Ranelagh Estate's planned open spaces and pedestrian network.

To maintain the landscape values and amenity of the Ranelagh Estate having regard to the original areas of planned open space.

To maximise public accessibility to land within the zone. This does not apply to the land at 49, 51, 53, 55, 57, 59 and 63 Rosserdale Crescent and 2-4 Canadian Bay Road, Mount Eliza.

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C135(Part 2)**Table of uses****Section 1 - Permit not required**

Use	Condition
Informal outdoor recreation	
Minor utility installation	
Place of worship	Must be in an existing building.

Section 2 - Permit required

Use	Condition
Community market	
Education centre	If in a building, must be located at 3 Rosserdale Crescent, Mount Eliza.
Open sports ground	
Place of assembly (other than Amusement parlour, nightclub and place of worship)	If in a building, must be located at 3 Rosserdale Crescent, Mount Eliza.
Restricted recreation facility	
Utility installation	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation
Brothel
Childcare centre
Cinema based entertainment facility
Display home

Use

Hospital

Industry

Leisure and recreation (other than Informal outdoor recreation, Open sports ground and Restricted recreation facility)

Office

Reservoir

Retail premises (other than Community market)

Service station

Warehouse

2.0

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Use of land

None specified.

3.0

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Subdivision

Subdivision of the land is prohibited except if one of the following requirements is met:

- The subdivision realigns the boundary between existing lots and no new lot or additional subdivision potential is created.
- The subdivision excises land for a road, utility installation or other public purpose.

4.0

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Buildings and works

A permit is required to construct a fence. This does not apply to a fence that is along a boundary of this zone except if it is a fence along a road frontage.

5.0

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 4.

6.0

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Decision guidelines

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

- The effect on the Ranelagh Estate's heritage value.
- Whether any proposal would maintain common opportunities for recreation use.
- The existing and likely pressure of recreational use on reserves and foreshore areas in the locality and the effect on natural system values.
- The preservation of the recreational amenity of the locality.
- The interface with residential areas.
- Whether there would be a loss of any open space, access or functional use of open space.
- The effect any subdivision would have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of this zone.

- The protection and enhancement of the natural environment and the character of the area including the:
 - Location of any building or works with respect to the natural environment, roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
 - The effect of any proposed development on the landscape of the locality.
 - The likely effect of any proposed use or development on the natural physical qualities and habitat value of the land.
 - The intensity of development and utilisation proposed.
 - The massing, scale, design and colour of any building or works.
- For any internal fence within the zone, whether it would restrict the visual appreciation of the original open space precinct recognised in this zone, regardless of the ownership of the land.