

SCHEDULE 2 TO CLAUSE 37.01 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.

1.0

Table of uses

Section 1 - Permit not required

Use	Condition
Informal outdoor recreation	Must be in accordance with an approved plan.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08.
Search for stone	Must not be costeaning or bulk sampling.
Any other use listed in Clause 62.01	Must meet the requirements of Clause 62.01

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 based business	
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	

BAW BAW PLANNING SCHEME

Use	Condition
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	
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Any use not in Section 1 or 3	
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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, Service industry and Transfer station)
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
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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Use of land

None specified.

3.0

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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.

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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 background document *Tanjil Bren Planning Guidelines 1993*, as amended from time to time.
- The adequacy of services proposed.
- The orderly and proper planning of the area.

5.0

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Signs

None specified.