

SCHEDULE 6 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

RED CLIFFS CARAVAN PARK**Purpose**

- To provide for the use of land for the purposes of the Red Cliffs Caravan Park.
- To ensure that use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the surrounding area or neighbourhood.

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.
Camping and caravan park	
Car park	Must be ancillary to the use of the land for Camping and caravan park.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.09-2.
Minor utility installation	
Natural systems	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

Section 2 - Permit required

Use	Condition
Car park – if the Section 1 condition is not met	
Caretaker's house	Must be the only caretaker's house on the lot.
Convenience restaurant	Must be ancillary to the use of the land for the Camping and caravan park.
Convenience shop	Must be ancillary to the use of the land for Camping and caravan park, and the leasable floor area must not exceed 80 square metres.
Search for stone – if the Section 1 condition is not met	

Use	Condition
Store	Must be ancillary to the Camping and caravan park.
Takeaway food premises	Must be ancillary to the Camping and caravan park.
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

Use
Any other uses not in Section 1 or 2

2.0

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Use of land

Amenity of the neighbourhood

A use must not detrimentally affect the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any buildings, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust waste water, waste products, grit, oil or the like.

Application requirements

An application to use land must be accompanied by the following information:

- The purpose of the use and the type of activities to be carried out.
- How the proposed use supports, or is ancillary to the use of the land for Caravan park and camping ground.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials (including garbage collections), hours of operation and potential light spill.

Decision Guidelines

Before deciding on an application to use land, the Responsible Authority must consider as appropriate:

- The need for the proposed use, and how it supports the primary use of the land for Caravan park and camping ground.
- The effect of traffic to be generated on roads.
- Any impact upon the amenity of the existing primary use of the land for Caravan park and camping ground, and any impacts upon the amenity of the surrounding area.
- The provision of car parking.
- The provision of landscaping.
- The impact of proposed operating hours on the existing primary use of the land, and the surrounding area.

3.0

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Subdivision

Application requirements

Any application must state the intended outcome of the proposed subdivision and how it supports or enhances the ongoing primary use of the land for Caravan park and camping ground.

4.0

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Buildings and works

Application requirements

An application to construct a building or construct or carry out works must be accompanied by at least the following information:

- Elevations drawings to scale of 1:100 of all elevations showing colours, and materials of all buildings and works.
- A plan drawn to a scale of at least 1:200 that shows:
 - The boundaries and dimensions of the site, and adjoining roads.
 - The location, height and nature (purpose) of buildings and works on adjoining land.
 - Relevant ground levels or contours.
 - The layout of existing and proposed buildings and works.
 - All driveways, car parking and loading areas.
 - Proposed landscaping as designed by a professional landscape designer.
- Details of any proposed advertising signage.
- Construction details of all drainage, driveways, vehicle parking and loading areas.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the Responsible Authority must consider, as appropriate:

- The movement of vehicles, cyclists, and pedestrians on the site, and service vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially with residential areas or other public use areas.
- The streetscape, especially the presentation to the Calder Highway; the treatment of the facades of all buildings and their appurtenances; illumination of buildings or their immediate spaces, and landscaping of land adjoining a road.
- The availability of, and connection to services.