

--/20--
C--

SCHEDULE 5 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ5**.

SHAW'S ROAD, BALLAN TOURISM PRECINCT

Purpose

To recognise and provide for the use and development of land for tourism related uses.

To encourage development and uses that are in harmony with the environmental attributes of the area and the provision of water supply on neighbouring land.

To ensure that subdivision provides for tourism and tourism related uses and promotes appropriate land management practices and infrastructure provision.

1.0

Table of uses

--/20--
C--

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirement of the Apiary Code of Practice, May 1997
Caretaker's house	
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Natural systems	
Retail plant nursery	
Road	
Wholesale plant nursery	

Section 2 - Permit required

Use	Condition
Accommodation (other than Caretaker's house)	
Art and craft centre	
Car park	
Convenience shop	
Education centre	
Food and drink premises	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Place of assembly (other than an Amusement parlour and Nightclub)	
Store	
Any use other than those in Section 1 or 3	

Section 3 - Prohibited

Use

Abattoir
Amusement parlour
Extractive industry
Industry
Motor racing track
Nightclub
Retail premises (other than Market, Convenience shop, Food and drink premises, Plant nursery and Primary produce sales)
Saleyard
Sawmill
Warehouse (other than Store)
Any use not listed in Section 1 or 2

2.0

--/20--
C--

Use of land

Application Requirements

Accommodation

An application to use land for any use within the Accommodation group must be accompanied by a report which demonstrates that the proposal is consistent with the tourism emphasis of the schedule.

Shop

Goods and services must be predominantly associated with the tourism industry and tourist activities.

Decision Guidelines

Before deciding on an application to use land, the responsible authority must consider:

- The impact of the proposed use on the environmental attributes of the area;
- The impact of the proposed use on the natural spring;
- The impact of the proposed use on the provision of water supply and storage.

3.0

--/20--
C--

Subdivision

A permit is required to subdivide land.

4.0

--/20--
C--

Buildings and works

A permit is required to construct a building or construct or carry out works.

Decision Guidelines

Before deciding on an application to use land, the responsible authority must consider:

- The impact of the proposed buildings and works on the environmental attributes of the area;
- The impact of the proposed buildings and works on the nature spring;
- The impact of the proposed buildings and works on the provision of water supply and storage.

5.0

--/20--
C--

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.