

04/12/2014
C72**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3****LAKE GUTHRIDGE PRECINCT****Purpose**

- To provide for the ongoing use of the land for recreation and hospitality.
- To maintain and encourage a form of development that will be consistent with and where appropriate improve the visual and landscape quality of the Lake Guthridge precinct.
- To minimise adverse impacts on Lake Guthridge and its environs as an important public area providing a range of leisure, recreational and tourist pursuits catering for the needs of both the local and regional community.

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C72**Table of uses****Section 1 - Permit not required**

Use	Condition
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Informal outdoor recreation	

Section 2 - Permit required

Use	Condition
Restricted recreation facility	Must be generally in accordance with the purpose of the zone.
Place of assembly (other than Amusement Parlour, Carnival, Cinema, Circus, Drive-in theatre and Nightclub)	
Shop	Must not be more than 50 square meters in area. Must be associated with leisure or recreation related activities carried out on the land.
Any use in Section 1 if the condition is not met	

Section 3 – Prohibited

Use
Amusement Parlour
Carnival
Cinema
Circus
Drive-in theatre

Use

Leisure and recreation (other than Informal outdoor recreation and Restricted recreation facility)

Nightclub

Any other use not in Section 1 or 2

2.0

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Use of land

Application requirements

For any new use that requires a planning permit, accurate plans showing the overall development of the site must be prepared to the satisfaction of the responsible authority. The plans must indicate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on nearby land.

3.0

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Subdivision

Subdivision is prohibited.

4.0

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Buildings and works

Permit requirement

A permit is required to construct a building or carry out works associated with a use identified in Section 2 of the table of uses contained within this schedule.

Application requirements

For any proposed development that that requires a planning permit, accurate plans showing the overall development of the site must be prepared to the satisfaction of the responsible authority. The plans must indicate:

- The location of building and works.
- Elevation drawings showing the colour and materials of all buildings and works.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- Driveway and parking areas.
- The drainage discharge plan.
- Other details, as required by the responsible authority.

5.0

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Decision guidelines

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

- The purpose of the zone.

- The nature of the proposed use and its effect to the amenity of the surrounding area.
- The degree to which the area will remain as public accessible space.
- The suitability of building design, siting, building setbacks, type of proposed external building materials and landscaping.
- Whether the development will enhance or detract from the visual and landscape qualities of the Lake Guthridge precinct.
- The requirements of relative regulatory authorities with regard to:
 - Patron numbers;
 - Hours of operation;
 - Licensed areas;
 - Gaming machines;
 - Availability of and connection to services.