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C16

## SCHEDULE 2 TO THE SPECIAL USE ZONE

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

### MARYBOROUGH GOLF COURSE

#### Purpose

To provide for the use and development of the Maryborough golf course and associated activities which are beneficial to the whole community.

To ensure that the use and development of land for the Maryborough golf course and associated activities does not adversely affect the amenity of surrounding areas and does not affect existing native vegetation on site.

To protect and conserve areas of native vegetation.

#### 1.0

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#### Table of uses

##### Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility (other than Indoor recreation facility, Paintball games facility, Pleasure park and Zoo)	
Minor utility installation	
Natural systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.

##### Section 2 - Permit required

USE	CONDITION
Caretaker's House	
Education centre	
Food and Drink Premises (other than Convenience restaurant)	
Group accommodation	
Indoor recreation facility	
Market	

**Place of assembly**

**Residential Hotel**

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**Shop**

Must be the only shop on the lot and the leasable floor area must not exceed 100 square metres.

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**Utility installation (other than  
Minor utility installation)**

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**Any use not in Section 1 or 3**

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**Section 3 - Prohibited**

**USE**

**Accommodation (other than Caretaker's House, Group accommodation and Residential Hotel)**

**Agriculture (other than Apiculture)**

**Brothel**

**Child care centre**

**Convenience restaurant**

**Cinema based entertainment facility**

**Display home**

**Extractive industry**

**Funeral parlour**

**Freeway service centre**

**Geothermal energy extraction**

**Home occupation**

**Industry**

**Major sports and recreation facility**

**Motor racing track**

**Office**

**Paintball games facility**

**Retail premises (other than Food and Drink Premises, Market and Shop)**

**Research centre**

**Saleyard**

**Service station**

**Tramways**

**Transport terminal**

**Veterinary centre**

**Warehouse**

**Winery**

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The use of land must not adversely affect the amenity of the neighbourhood, including through the:

- Increased traffic and car parking generated by the use.
- Transportation of materials, goods or commodities to or from the land.
- Appearance of any building, 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 as appropriate:

- The purpose of the use and type of activities to be carried out.
- How the proposed use supports, or is ancillary to the use of the land for a golf course.
- 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.
- A statement of how the proposed use achieves or is complimentary to the purpose of this Schedule.

**Decision Guidelines**

Before deciding on an application to use land, in addition to the decision guidelines in Clause 37.01-3, the responsible authority must consider, as appropriate:

- The purpose of the zone
- The need for the proposed use, and the extent to which the use will contribute to the benefit of, and promote the golf course as a viable recreation and entertainment venue.
- The effect of traffic to be generated on the existing road network.
- Any impact upon the amenity of the existing primary use of the land for a golf course, and any impacts upon the amenity of the surrounding area.
- The provision of car parking.
- The provision of landscaping.

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An application to subdivide land must be accompanied by the following information as appropriate:

- A current copy of the Certificate of Title to the land.
- A report stating how the proposed subdivision will contribute to the benefit of, and promote the golf course as a viable recreation and entertainment venue.
- A report stating how the proposed subdivision responds to the decision guidelines detailed in this schedule.

- Unless each lot is to be provided with reticulated sewerage, a land assessment report by a qualified geotechnical expert demonstrating that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan drawn to scale which shows:
  - The boundaries and dimensions of the existing site.
  - The location of any existing or proposed buildings on site.
  - The location of existing or proposed access to the site.
  - The location of any existing buildings on adjoining land.
  - The boundaries and dimensions of the proposed subdivision.
  - Adjoining roads.

### **Decision Guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 37.01-3, the responsible authority must consider, as appropriate:

- The extent to which the subdivision will contribute to the benefit of, and promote the golf course as a viable recreation and entertainment venue.
- Any approved Development Plan
- Any natural or cultural values on or near the site.
- The availability and provision of utility services to the site.
- Any adverse impact on the existing native vegetation on the site.

## **4.0**

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### **Buildings and works**

#### **No permit required**

No permit is required for minor earthworks associated with the ongoing maintenance or operation of the existing golf course, providing the Australian course rating is not reduced.

#### **Application requirements**

An application to construct a building, or construct or carry out works, must be accompanied by the following information, as appropriate:

- Elevations drawings to scale of at least 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.
  - The existing and proposed access to the site, driveways, car parking and loading areas.
  - Proposed landscaping as designed by a suitably qualified person
  - All external storage and waste treatment areas.

- Details of any proposed advertising signage.
- Construction details of all drainage, driveways, vehicle parking and loading areas.
- A landscape plan that shows:
  - The location of existing vegetation that is to be retained and removed.
  - The location of any vegetation to be planted and surfaces to be constructed.
  - A detailed planting and maintenance schedule including proposed species.

The landscape plan must be supported by an arborist report that details:

- The structural health and species of native vegetation of the site, including trees.
- The expected impact of proposed works on native vegetation that is proposed to be retained in a development, and recommended measures to suitably protect retained trees from damage during the proposed works.
- Recommended means of retaining mature trees and areas of native vegetation as a preference to removal.
- An explanation of how the net gain outcome specified in *Victoria's Native Vegetation Management – A Framework for Action* has been met.

### **Decision Guidelines**

Before deciding on an application to construct a building or construct or carry out works, in addition to the decision guidelines in Clause 37.01-4, the responsible authority must consider, as appropriate:

- The purpose of the schedule to the zone.
- Whether the proposed development will enhance the role of the golf course as an attractive recreation and entertainment venue.
- The streetscape, especially the presentation to Park Road; the treatment of the facades of all buildings and their appurtenances; illumination of buildings or their immediate spaces, and the landscaping of land adjoining a road.
- Views into and out of the site.
- The impact of the proposed development on native vegetation both on the site and on adjoining properties, particularly the extent of existing native vegetation to be retained.
- The adequacy of proposed landscaping.
- The movement of vehicles, cyclists, and pedestrians on the site, and service vehicles providing for supplies, waste removal, emergency services and public transport.
- The adequacy and design of proposed car parking.
- The impact that the proposed development will have on traffic in the vicinity of the site.
- The interface with adjoining zones, especially with residential areas or other public use areas.
- The treatment and disposal of all wastewater and drainage water, in particular the way in which wastewater will be collected, treated and re-used on site or discharged to a reticulated system.
- The storage of rubbish and material for recycling.
- The availability of and connection to services.