

31/01/2019
C376pt1ggee

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

PRIVATE GOLF COURSES

Purpose

To provide for the use and development of private golf courses.

To ensure that the use and development of land for the purpose of private golf courses does not prejudice the amenity of surrounding areas.

1.0

Table of uses

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Section 1 - Permit not required

Use	Condition
Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)	
Caretaker's house	
Golf course	
Golf driving range	
Informal outdoor recreation	
Minor utility installation	
Open sports ground	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Car park	
Food and drink premises (other than convenience restaurant and takeaway food premises)	
Group Accommodation	Must be associated with the club house facilities of the Portarlington or Curlewis golf courses.
Function centre	
Minor sports and recreation facility (other than golf course, golf driving range, informal outdoor recreation and open sports ground).	
Residential Hotel	Must be associated with the club house facilities of the Portarlington or Curlewis golf courses.
Restricted place of assembly	
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

Use

Dog breeding

Extensive animal husbandry

Intensive animal husbandry

Any use not in Sections 1 or 2

2.0

Use of land

19/01/2006
VC37

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.
- Noise generated by the use.

3.0

Subdivision

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None specified.

4.0

Buildings and works

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Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of the zone.
- The provision of car parking.
- Any expected increase in traffic.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).

- The adequacy and efficiency of access/egress points to the site.
- The impact of stormwater run-off.
- The impact of development on native vegetation both on the site and on neighbouring properties.
- The interface of the site with adjoining zones.
- 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 provision of land for landscaping.
- The storage of rubbish and materials for recycling.

5.0 Signs

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None specified.