

03/05/2018  
C353

## SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

### GEELONG SHOWGROUNDS AND RACECOURSE, AND BECKLEY PARK

#### Purpose

To encourage the use and development of the Geelong Showgrounds, Racecourse and Beckley Park for a range of entertainment, recreational, commercial and community activities.

To encourage a variety of uses of the land and buildings within the Geelong Showgrounds and Racecourse facility and Beckley Park in order to enable their usage throughout the year.

To ensure that the combination of uses, their hours of operation and the form of any development do not prejudice the amenity of surrounding areas.

#### 1.0

03/05/2018  
C353

#### Table of uses

##### Section 1 - Permit not required

Use	Condition
<b>Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)</b>	
<b>Caravan and camping park</b>	Provided use is in association with other uses.
<b>Caretaker's house</b>	
<b>Equestrian supplies</b>	Must be in conjunction with activities/ events at the showgrounds or racecourse.
<b>Exhibition centre</b>	
<b>Function centre</b>	
<b>Major sports and recreation facility</b>	
<b>Market</b>	Must not occupy the land for a period greater than seven consecutive days.
<b>Minor sports and recreation facility (other than outdoor recreation facility)</b>	
<b>Motor racing track</b>	
<b>Retail premises</b>	Must not occupy the land for a period greater than seven consecutive days and not more frequently than twice in any 12 month period.
<b>Showground</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

Use	Condition
<b>Shop</b>	Must be in conjunction with activities/ events at the showgrounds or racecourse.
<b>Veterinary centre</b>	Must be in association with a racecourse
<b>Any use in Section 1 if the condition is not met</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

Use
<b>Convenience restaurant</b>
<b>Dog breeding</b>
<b>Extensive animal husbandry</b>
<b>Intensive animal husbandry</b>

**2.0**

03/05/2018  
C353

**Use of land**

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 use of land must not adversely affect the amenity of the neighbourhood by:
  - traffic and car parking generated by the use
  - noise generated by the use
  - any events or functions held on the site
  - the transport of materials or goods to or from the land
  - the appearance of any building, works or materials.
- Any use of the Showgrounds, racecourse or Beckley Park must comply with the applicable State Environment Protection Policy of the Environment Protection Authority.

**3.0**

03/05/2018  
C353

**Subdivision**

None specified.

**4.0**

03/05/2018  
C353

**Buildings and works**

**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
- the boundaries and dimensions of the site
- adjoining roads
- 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 provision of car parking
- any increase in traffic generation
- the height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries)
- the interface of the site with adjoining zones
- the provision of land for landscaping
- the storage of rubbish and materials for recycling.

## **5.0**

### **Advertising signs**

03/05/2018  
C353

Advertising sign requirements are at Clause 52.05. All land located within Beckley Park is in Category 2. No more than two major promotional signs can be permitted at Beckley Park and these signs must not exceed 15 metres in height. All other land is in Category 3.