

25/11/2010  
C41**SCHEDULE 4 TO THE SPECIAL USE ZONE**

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

**Horsham Showgrounds****Purpose**

To encourage the use and development of the Horsham Showgrounds for a range of entertainment, recreational, commercial and community events and activities.

To provide the physical facilities for the Horsham Agricultural and Pastoral Society to achieve its mission and objectives.

To encourage the multiple use of land and buildings within the Horsham Showgrounds in order to facilitate its usage throughout the year for events and other activities.

To facilitate office, retail, and other uses within the showgrounds that are commensurate with the overall use of the showgrounds.

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

**1.0**25/11/2010  
C41**Table of uses****Section 1 - Permit not required**

| <b>USE</b>                                      | <b>CONDITION</b>  |
|---|---|
| <b>Animal keeping</b>                           | Must be used in conjunction with Showground events                  |
| <b>Animal training</b>                          |   |
| <b>Apiculture</b>                               | Must meet the requirements of the Apiary Code of Practice, May 1997 |
| <b>Art and craft centre</b>                     |   |
| <b>Carnival</b>                                 |   |
| <b>Car park</b>                                 |   |
| <b>Circus</b>                                   |   |
| <b>Exhibition Centre</b>                        |   |
| <b>Food and Drink Premises</b>                  | Must be used in conjunction with Showground events                  |
| <b>Geothermal energy extraction</b>             | Must meet the requirements of Clause 52.08-4                        |
| <b>Greenhouse gas sequestration</b>             | Must meet the requirements of Clause 52.08-6                        |
| <b>Greenhouse gas sequestration exploration</b> |   |
| <b>Horse stables</b>                            |   |
| <b>Indoor Recreation</b>                        |   |

| <b>USE</b>  | <b>CONDITION</b>   |
|---|--|
| <b>Leisure and Recreation (other than Motor Racing track)</b> |  |
| <b>Mineral Exploration</b>                                    |  |
| <b>Mining</b>   | Must meet the requirements of Clause 52.08-2                           |
| <b>Minor Utility Installation</b>                             |  |
| <b>Office</b>   | Must be for the purpose of operating events at the Horsham Showgrounds |
| <b>Race course</b>  |  |
| <b>Search for stone</b>                                       | Must not be costeaning or bulk sampling                                |
| <b>Telecommunications Facility</b>                            | Buildings and works must meet the requirements of Clause 52.19         |

**Section 2 - Permit required**

| <b>USE</b>   | <b>CONDITION</b>  |
|--|---|
| <b>Animal husbandry (except Extensive animal husbandry and Intensive animal husbandry)</b> |   |
| <b>Childcare centre</b>  | Must be used in conjunction with showground events.   |
| <b>Motor Vehicle Sales</b>   | Must not occupy land for a period greater than a seven consecutive day period and not more frequently than 12 times in any 12 month period. |
| <b>Place of assembly</b>   |   |
| <b>Restricted Retail Premises</b>  |   |
| <b>Sale Yard</b>   |   |
| <b>Warehouse</b>   | Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10  |
| <b>Any other use not in sections 1 and 3</b>   | Must be used in conjunction with showground events.   |

**Section 3 - Prohibited**

| <b>USE</b>                        |
|-----------------------------------|
| <b>Brothel</b>                    |
| <b>Cemetery</b>                   |
| <b>Corrective institution</b>     |
| <b>Crematorium</b>                |
| <b>Extensive animal husbandry</b> |

**USE****Extractive industry****Hospital****Industry****Intensive animal husbandry****Motor racing track****Motor repairs****Refuse disposal****2.0**25/11/2010  
C41**Use of land****Amenity of the neighbourhood**

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport 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 or oil.
- Noise emission levels must not exceed the following levels:
  - Public address systems 55db(A) LEQ.
  - Music or concerts 65db(A) LEQ measured outside any residential property.

**Application Requirements**

Any application must include a site plan showing how the proposed use will complement the purpose of the Horsham Showgrounds.

An application to use land must be accompanied by the following information:

- The proposed use and the types of activities that will be carried out, and how these are consistent with the purposes of the showgrounds.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill.
- A plan showing car parking arrangements.
- A application for warehouse must include the following additional information:
  - The type and quantity of goods to be stored, processed or produced.
  - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

**Decision guidelines**

Before deciding on an application to use land, the Responsible Authority must consider, as appropriate:

- The effect of traffic to be generated on roads.
- The provision of car parking.
- The amenity of the adjoining area.
- The frequency of any proposed event.
- The impact of hours of operation on any proposed use on neighbouring areas, particularly with respect to night time use.

### **3.0 Subdivision**

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Any application must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of the Horsham Showgrounds.

### **4.0 Buildings and works**

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#### **Permit requirement**

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

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

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage areas.
  - Elevation drawings to scale showing the colour and materials of all buildings and works.
  - Construction details of all drainage, driveways, vehicle parking and loading areas.

#### **Decision guidelines**

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The presentation of buildings to the street, including the illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

- The availability of and connection to services.

**5.0**

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**Advertising signs**

Advertising sign controls are at Clause 52.05. This zone is in Category 1.