

19/01/2006
VC37**SCHEDULE 5 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ5.

MELBOURNE GREYHOUND RACING ASSOCIATION COMPLEX**Purpose**

To provide for areas in private ownership to be used as regional sporting establishments.

To encourage the orderly planning and development of these facilities in a manner which does not adversely affect the amenity of the neighbourhood.

1.0
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VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Accommodation (other than Camping ground, Corrective institution, Dwelling (other than Caretakers house), Host farm and Residential village)	The land must be used in accordance with a Master Plan approved by the responsible authority.
Animal keeping	
Animal training	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Car park	
Education centre	
Food and drink premises	
Gambling premises	
Home occupation	
Major sports and recreation facility	The land must be used in accordance with a Master Plan approved by the responsible authority.
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility (other than Outdoor recreation facility)	The land must be used in accordance with a Master Plan approved by the Responsible Authority.
Natural systems	

Section 1 - Permit not required (continued)

USE	CONDITION
Office Place of assembly (other than Amusement parlour, Carnival, Circus, Drive-in theatre and Nightclub)	The land must be used in accordance with a Master Plan approved by the Responsible Authority.
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling
Tramway	

Section 2 - Permit required

USE	CONDITION
Amusement parlour	
Carnival	
Circus	
Drive-in theatre	
Minor utility installation	
Nightclub	
Outdoor recreation facility	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Brothel
Camping ground
Cemetery
Crematorium
Dwelling (other than Caretakers house)
Hospital
Host farm
Industry
Mineral, stone or soil extraction (other than Mineral exploration, Mining and Search for stone)
Motor racing track
Residential village

USE

Retail premises (other than Convenience shop, Food and drink premises, and Gambling premises)

Section 3 – Prohibited (continued)**USE**

Saleyard

Service station

Transport terminal

Utility installation (other than Minor utility installation)

Warehouse

2.0

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Use of land

Prior to the commencement of any use or development, a Master Plan, drawn to scale, must be submitted for assessment and approval by the responsible authority.

The Master Plan must show:

- The boundaries and dimensions of the site.
- The location of roads and accessways.
- Relevant ground levels and the extent of any earthmoving works.
- The layout of existing and proposed buildings and works including signs.
- The location, height and purpose of all buildings and works.
- Floor plans and elevations of all buildings.
- The layout and provision of all car parking areas showing the number and arrangement of spaces, the dimensions of these spaces and associated access aisles.
- Areas set aside for bus loading and unloading.
- Areas set aside for the delivery of goods by service vehicles.
- Details of vehicle and pedestrian access and management of movements to and from and within the site.
- Details of landscaping including furniture, lighting, paving and a schedule of planting, and method of preparing, draining, watering and maintaining the landscape area.
- Details of all external finishes.
- Details of all advertising signage.
- All external storage and waste treatment areas.
- Construction details of all drainage works.
- Details of all fencing.

The responsible authority may approve a part or parts of the Master Plan subsequent to the commencement of the use and development. The Master Plan may be modified on request provided that the modification is approved by the responsible authority.

In assessing the Master Plan, or any part or parts of the Master Plan, the responsible authority must consider:

- Whether the location, bulk and appearance of proposed buildings and works will be in keeping with the character and appearance of the area.
- The adequacy of car parking supply and layout.
- The appropriateness of landscaping.
- The appropriateness of advertising signage and the effect of signage on the amenity of the area.
- The impact of any development on the amenity of the area

3.0

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Buildings and works

Permit requirement

A planning permit is not required for buildings and works associated with a Section 1 (Clause 1.0 of this Schedule) use provided the development is generally in accordance with any relevant Master Plan approved by the responsible authority.