

19/01/2006
VC37

SCHEDULE 3 TO THE SPECIAL USE ZONE

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

GOLF COURSES

Purpose

To provide for golf courses and uses compatible with enhancing golf courses as an entertainment and recreation venue.

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.
Golf course	Subject to Clause 2.0 of this schedule.
Mineral exploration	
Mining	Must meet the requirements of Clause 58.02-2.
Minor utility installation	
Natural systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than a Corrective institution)	
Agriculture (other than Animal keeping, Animal training, Apiculture, and Intensive animal husbandry)	
Leisure and recreation (other than Golf course)	
Retail premises (other than Adult sex bookshop, Department store, Motor vehicle boat or caravan sales, Restricted retail premises, Supermarket, and Trade supplies)	
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

USE

Adult sex bookshop

Animal keeping

Animal training

Brothel

Cemetery

Corrective institution

Crematorium

Department store

Display home

Freeway service centre

Funeral parlour

Industry

Intensive animal husbandry

Motor vehicle, boat, or caravan sales

Restricted retail premises

Saleyard

Service station

Supermarket

Trade supplies

Transport terminal

Veterinary centre

Warehouse

2.019/01/2006
VC37**Use of land****Conditions for all uses**

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

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam soot, wastewater, waste products, grit and oil.

Application Requirements

An application to use 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 use compliments any existing or approved golf course and any existing use of adjacent land.
- The purpose of the use and the types of activities which will be carried out.
- The likely effects of the use on adjoining land, including effects of noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.

Decision Guidelines

Before deciding on an application to use the land the responsible authority must also consider, as appropriate:

- The effect that the use will have on nearby existing or proposed residential areas of other uses which are sensitive to potential off-site effects, having regard to any comments or directions from referral authorities.
- The effect that existing nearby uses may have on the proposed use.
- The drainage of the land.
- The availability and connection to services.
- The effect of traffic to be generated on roads.
- Whether the proposed use is compatible with a golf course use, and enhances the golf course as an entertainment and recreation venue.

3.019/01/2006
VC37**Subdivision****Application requirements**

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 benefits of, and promote the golf course as a viable entertainment and recreation 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 to subdivide the land the responsible authority must also consider, as appropriate:

- The effect that the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance the golf course as an entertainment and recreation venue.
- Any natural or cultural values on or near the site.
- The availability and provision of utility services to the site.

5.019/01/2006
VC37**Buildings and works****Application Requirements**

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

- A current copy of the Certificate of Title to the land.
- 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, design and building materials of any existing and proposed buildings and works.
- Any existing or proposed driveway, car parking and loading areas.
- Existing landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, vehicle parking and loading areas.
- A landscaping layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision Guidelines

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

- The capability of the land to accommodate the proposed development, addressing site quality attributes, including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
- How the proposed development relates to the surrounding land uses, and how it compliments the golf course.
- Whether the proposed development will achieve the objective of enhancing the golf course as an attractive entertainment and recreation venue.
- The provision of car parking.
- The availability of and connection to utility services.
- Any natural or cultural values on or near the land.
- The impact that the proposed development will have on traffic in the vicinity of the site.