

01/08/2013  
C25**SCHEDULE 7 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7**.**WESTERN SPEEDWAY HAMILTON****Purpose**

To provide for the use and development of the Western Speedway and associated activities.

To provide for the use and operation of the speedway in a manner that does not significantly affect the safety and amenity of neighbouring areas.

To ensure that any change in activities beyond the limited purpose of the established use have acceptable affects on the amenity of surrounding areas.

**1.0**01/08/2013  
C25**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 2 animals.
<b>Informal outdoor recreation</b>	
<b>Minor utility installation</b>	
<b>Any use listed in Clause 62.01</b>	Mus tmeet hte requirements of Clause 62.01.

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Animal keeping, Intensive animal husbandy and Timber production)</b>	
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 5 animals.
<b>Animal boarding</b>	
<b>Car park</b>	
<b>Cinema based entertainment facility</b>	
<b>Community market</b>	
<b>Convenience shop</b>	
<b>Equestrian supplies</b>	
<b>Foor and drink premises (other than Convenience restaurant)</b>	
<b>Freeway service centre</b>	Must meet the requirements of Clause 52.30.

Use	Condition
Landscape gardening supplies	
Leisure and recreation (other than informal outdoor recreation)	
Medical centre	
Place of assembly (other than Amusement parlour and Nightclub)	
Plant nursery	
Postal agency	
Primary produce sales	
Restaurant	
Rural industry (other than Abattoir and Sawmill)	
<b>Service station</b>	<p>The site must either:</p> <ul style="list-style-type: none"> <li>▪ Adjoin a business zone or industrial zone.</li> <li>▪ Adjoin, or have access to, a road in a Road Zone.</li> </ul> <p>The site must not exceed either:</p> <p>3000 square metres.3600 square metres if it adjoins on two boundaries a road in a Road Zone.</p>
<b>Store</b>	
<b>Take away food premises</b>	
<b>Tavern</b>	
<b>Utility installation (other than Minor utility installation)</b>	
<b>Warehouse</b>	
<b>Section 3 - Prohibited</b>	
Use	
<b>Any other use no in Section 1 or 3</b>	

**2.0**01/08/2013  
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The use of land must not significantly 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.

Any use on the grounds of the Western Speedway and the motor racing track must comply with the applicable State Environment Protection Policy of the Environment Protection Authority.

**Application requirements**

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

- a plan and/or a statement showing how the proposed use will not further prejudice residential amenity of nearby residential areas;
- the purpose of the use and types of activities which will be carried out; and
- the likely effects, if any, on adjacent land including noise levels, traffic, noise and hours of operation and light spill.

In addition to the above, a planning permit application for the use of the site for the purpose of Motor Racing Track must be accompanied by a noise abatement plan and communication plan.

### **Decision Guidelines**

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

- The effect that existing uses may have on the proposed uses.
- The effect that the proposed use and operations may have on the amenity of the neighbourhood.
- The effect of additional traffic on the operation, convenience and efficiency of existing roads.
- The need for and provision of car parking.

## **3.0**

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### **Subdivision**

#### **Decision Guidelines**

Before deciding on an application to subdivide land, the responsible authority must consider:

- The interface with adjoining land, especially the relationship with rural living areas.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of the zone.
- The drainage of the land.

## **4.0**

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### **Buildings and works**

#### **Application requirements**

An application to construct a building or construct 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.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas and pedestrian entry/exit points for the site.
  - Where required, details of any noise control measures.

- Where required, a traffic management plan which includes traffic management and traffic control works considered necessary.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, 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 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 consider:

- The provision of car parking.
- Any amenity impacts arising from the proposal including noise, dust, odour, vibration and light spill.
- 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, especially the relationship with rural living areas.
- The provision for landscaping.
- The movement of pedestrians and vehicles providing for supplies, waste removal, emergency services and public transport.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.
- The storage of rubbish and materials for recycling.
- The availability of connection to services.

### **5.0 Advertising signs**

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No requirements.