

19/01/2006  
VC37

**SCHEDULE 4 TO THE SPECIAL USE ZONE**

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

**GOLF COURSE**

**Purpose**

To provide for the use of the Wangaratta Golf Club for a range of sporting, entertainment and commercial uses.

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

**1.0**

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**Table of uses**

**Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
Golf Course	
Agriculture (other than animal husbandry)	
Caretakers house	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08
Minor utility installation	
Natural systems	
Search for stone	Must not be costeaning or bulk sampling

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
Leisure and recreation (other than golf course)	
Market	
Place of assembly	
Store (other than freezing and cool storage)	
Any use in Section 1 - if the condition is not met	

**Section 3 - Prohibited**

**USE**

- Adult sex bookshop**
- Brothel**
- Cemetery**
- Corrective institution**
- Fuel depot**
- Freezing and cool storage**
- Intensive animal husbandry**
- Motor racing track**
- Transport terminal**
- Utility installation (other than Minor utility installation)**

**2.0**

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**Use of land**

**Amenity of the neighbourhood**

A use must not detrimentally affect the amenity of the neighborhood, 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, vapor, 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**

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

- The purpose of the use and the types of activities that will be carried out
- 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.
- If an industry or warehouse:
  - 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.

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#### **Buildings and works**

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

- 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 works, 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 streetscape, including the conservation of buildings, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- The availability of and connection to services.

### 4.0

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#### **Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.