

25/09/2014
C118**SCHEDULE 10 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ10****LOTS 7 AND 8 LP127612 MAROONDAH HIGHWAY, COLDSTREAM****Purpose**

To provide for the use of the land for a major tourist facility subject to appropriate controls on any future changes to the use and management of the land.

To provide for use and development of the land for a 'Place of Assembly' to allow for outdoor entertainment.

To ensure that the use and development of the land minimises adverse impact on the use and development of nearby land.

To provide for the use of the land for agriculture.

To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.

To encourage use and development that is consistent with sustainable land management practices.

To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.

To protect, conserve and enhance the cultural heritage significance and the character of open rural, and scenic non-urban landscapes.

To protect and enhance the biodiversity of the area.

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C118**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry, Rice growing and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence
Home occupation	
Informal outdoor recreation	
Minor utility installation	

Use	Condition
Place of assembly (other than Carnival, Circus, Exhibition centre, Function centre, Hall, Nightclub, Place of worship and Restricted place of assembly)	Must be for outdoor concerts Must meet the requirement set out in Clause 2.0 of this schedule
Primary produce sales	Must not be within 100 metres of a dwelling in separate ownership The area used for the display and sale of primary produce must not exceed 50 square metres
Railway	
Rural store	Must be used in conjunction with Agriculture Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres Must be the only Rural store on the lot
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Animal boarding	
Broiler farm	Must meet the requirements of Clause 52.31
Camping and caravan park	
Car park	Must be used in conjunction with another use in Section 1 or 2
Cattle feedlot	Must meet the requirements of Clause 52.26 The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995
Dependent person's unit	Must be the only dependent person's unit on the lot Must meet the requirements of Clause 35.04-2
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling Must meet the requirements of Clause 35.04-2
Exhibition centre	
Freezing and cool storage	The goods stored must be agricultural produce, or products used in agriculture
Function centre	Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery

Use	Condition
Group accommodation	Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry, or Winery
Hall	
Host farm	
Indoor recreation facility	Must be for equestrian based leisure, recreation or sport
Intensive animal husbandry (other than Broiler farm and Cattle feedlot)	
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Major sports and recreation facility	Must be for outdoor leisure, recreation or sport
Manufacturing sales	Must be an incidental part of Rural industry
Market	
Materials recycling	Must be used in conjunction with Refuse disposal or Transfer station Must not include the collecting, dismantling, storing, recycling or selling of used or scrap construction and demolition materials
Milk depot	
Place of Assembly (other than Carnival, Circus, Exhibition centre, Function centre, Hall, Nightclub, Place of worship and Restricted place of assembly) – if the Section 1 condition is not met	Parking on site must not exceed 3,000 vehicles.
Place of worship	
Plant nursery	
Primary school Refuse disposal	
Research and development centre	Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery
Research centre	
Residential building (other than Residential hotel)	Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery Must be used to provide accommodation for persons away from their normal place of residence
Residential hotel	Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery
Restaurant	Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery

Use	Condition
Restricted place of assembly	Must not be used for more than 30 days in a calendar year
Rice growing	
Rural industry	
Secondary school	
Solid fuel depot	
Timber production	Must meet the requirements of Clause 52.18
Transfer station	Must not include the collecting, storing or processing of used or scrap construction and demolition materials
Utility installation (other than Minor utility installation and Telecommunications facility) Vehicle store	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Camping and caravan park, Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential building)
Brothel
Child care centre
Cinema based entertainment facility
Display home
Education centre (other than Primary school and Secondary school)
Freeway service centre
Funeral parlour
Hospital
Industry (other than Materials recycling, Refuse disposal, Transfer station, Research and development centre and Rural industry)
Motor racing track
Office
Nightclub
Retail premises (other than Manufacturing sales, Market, Plant nursery, Primary produce sales and Restaurant)
Service station
Warehouse (other than Freezing and cool storage, Milk depot, Rural store, Solid fuel depot and Vehicle store)

2.0

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Use of land for place of assembly

2.1

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Summer concert series

Concerts must not be held on Good Friday, ANZAC Day, or Christmas Day.

Concerts exceeding 3,000 patrons must be held as part of a summer concert series between October and April and no more than eight (8) concerts may be held per series.

Of the eight (8) concerts exceeding 3,000 patrons no more than two may be held on a Sunday and must not be held on the Sunday of a long weekend.

Concerts held on a Sunday must not exceed 6,000 patrons.

Concerts of over 10,000 patrons must manage ticket sales to restrict parking.

Parking on site must be limited to 3,000 vehicles.

Noise from events including any music noise associated with the use must at all times conform with the State Environment Protection Policies SEPP N-2.

The event website must show access and parking arrangements as a means to minimise any confusion to patrons.

2.2

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Auditing of concerts

Each concert over 3,000 patrons must be audited by the concert operator. The audit must document:

- The numbers of patrons in attendance.
- Compliance with the conditions of this schedule.
- Hours of operation.
- Compliance with acoustic requirements.
- Any amenity issues raised by nearby property owners.

A report on the audit must be submitted to the responsible authority within one month of the completion of each season of concerts or is to be made available to the responsibility authority on request.

For each concert with an expected attendance of over 6,000 patrons traffic surveys must be undertaken to the satisfaction of the responsible authority in consultation with the relevant road authorities and emergency services authorities. The surveys may include parking surveys, traffic volume surveys, turning movement surveys and travel time surveys, depending on the areas of concern.

A report on the traffic surveys must be submitted to the responsible authority within two weeks of the relevant concert.

2.3

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Event management plan

At least two months before the concert series begins three copies of an Event Management Plan must be submitted to the responsible authority for written approval.

The plan must be developed in consultation with the responsible authority and other relevant authorities.

The Event Management Plan must be developed and complied with to the satisfaction of the responsible authority.

Before deciding to approve the Event Management Plan the Responsible Authority may take into account the views of neighbouring properties.

The Event Management Plan must be updated on a yearly basis to address any issues from audits or complaints received.

Copies of the Event Management Plan must be distributed to all relevant authorities at least two weeks before the concert series begins.

The **Event Management** Plan must include the following:

1. Details of each proposed concert exceeding 3,000 patrons including dates, hours, and numbers of patrons.

2. The properties to be receiving notice of concerts exceeding 3,000 patrons.
3. A **site plan** that shows:
 - The delineation of all car and bus parking areas.
 - The location of the stage and all ancillary installations and activities.
 - Internal circulation.
 - Location of free water to be available to patrons.
4. An **Emergency Management and Fire Prevention Plan** (relevant authorities Country Fire Authority, Victoria Police) to include:
 - Contingency plans for emergency situations including but not limited to fire, power failure, and medical emergencies.
 - Provision of (as appropriate) a medical officer, ambulance crew(s) and St John's ambulance team(s) adequate to cater for the number of patrons anticipated to attend each concert.
 - Access and egress points to be clearly identified by signs and lighting.
5. A **Security Plan** (relevant authority -Victoria Police) to include:
 - Personnel numbers, management structure, roles, responsibilities, powers and procedures.
 - Details and frequency of security patrols internal and external to the property.
 - Treatment and identification of property boundaries.
 - Communication provisions.
 - Security provisions and protocols for nearby residents and properties.
6. A **Waste Management Plan** to include:
 - Waste streams likely to be created on site
 - Management methods for each waste stream
 - Collection of litter from crown land of or repair of any damage directly attributable to the event, to the satisfaction of the responsible authority.
7. A **Complaint Management Plan** to include:
 - Mechanisms for ensuring complaints which are lodged during concerts are able to be received and responded to.
 - The 'log' form must include how the complaint was resolved and complainant details.
 - Evidence of public liability insurance.
8. A **Traffic Management Plan** (relevant authorities – VicRoads, Victoria Police) to include:
 - Different management regimes for different size concerts.
 - The delineation of all car and bus parking areas including alternative parking arrangements for car and bus parking should the normal parking area be too wet.
 - Car parking management.
 - Access routes to and from the site.
 - Traffic controls and signing proposed along all roads used for directing traffic.
 - Area wide traffic management considering all routes to the site including back roads.

- Traffic management procedures and personnel.
- Anticipated time of traffic disruptions.
- Schedules of any bus services including free or other shuttle bus service from off site parking locations.
- Contingency plans in case of breakdowns.

Note: For concerts of more than 3,000 patrons, the Traffic Management Plan be approved under the provisions of the Road Safety Act 1986.

2.4 Notification of concerts exceeding 3,000 patrons

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Two months before the concert series begins letters must be sent to neighbouring properties. The letter will advise neighbours of the proposed schedule of concerts exceeding 3,000 patrons for the forthcoming summer concert series as well as any changed traffic conditions. This will be undertaken in accordance with the requirements of the Event Management Plan.

One week before a proposed concert exceeding 3,000 patrons, a sign must be placed on the Hill Road gate notifying the public of the proposed changed traffic conditions. Similar variable message signs to be placed at:

- Maroondah Hwy, Healesville north of Yarra Glen Road intersection facing south bound traffic
- Maroondah Hwy, Coldstream south of the Melba Hwy intersection facing north bound traffic.

Amendment of dates for concerts exceeding 3,000 patrons

In the event that a previously notified concert exceeding 3,000 patrons is cancelled and rescheduled to an alternative date the following procedure must be followed:

- Council must be advised in writing of the alternative date for the rescheduled concert.
- A notice must be placed in the local paper advising of the alternative date and proposed change of traffic conditions.
- Letters must be sent to neighbouring properties. The properties to be advised must be identified within the Event Management Plan.

One week before a rescheduled concert, a sign must be placed on the Hill Road gate notifying the public of the proposed changed traffic conditions. Similar variable message signs to be placed at:

- Maroondah Hwy, Healesville north of Yarra Glen Road intersection facing south bound traffic
- Maroondah Hwy, Coldstream south of the Melba Hwy intersection facing north bound traffic.

2.5 Car parking requirements

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When the site is being used for an outdoor concert, parking must be provided at a rate of no less than 0.27 car spaces to each patron and no less than 0.025 bus spaces to each patron.

These rates do not apply if ticket sales specifically restrict the number of patron arriving by private vehicle.

3.0 Subdivision

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A permit is required to subdivide land.

4.0

Buildings, works and engineering requirements

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A permit is required to construct buildings or carry out works except where the buildings or works are specifically identified in an approved Event Management Plan

All internal parking areas and vehicular access ways must be maintained to the satisfaction of the Responsible Authority.

The parking areas and vehicular access ways must not be obstructed or made inaccessible to the satisfaction of the Responsible Authority.

All vehicles must enter and exit the site in a forward direction.