

25/02/2016
C70**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

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

BANNOCKBURN GOLF COURSE**Purpose**

To provide for the use and development of the land for a golf course and ancillary activities.

1.025/02/2016
C70**Table of uses****Section 1 - Permit not required**

Use	Condition
Golf course	
Golf driving range	
Informal outdoor recreation	
Mineral extraction	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation	Must be associated with the purpose of this schedule.
Gaming premises	Must be associated with the purpose of this schedule.
Leisure and recreation (other than Golf course, Golf driving range and Informal outdoor recreation)	
Place of assembly	
Restaurant	Must be associated with the purpose of this schedule.
Retail premises	Must be associated with the purpose of this schedule.
Office	Must be associated with the purpose of this schedule.
Utility installation (other than Minor utility installation)	

Section 3 - Prohibited

Use
Any use not in Sections 1 or 2

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C70**Use of land****Application requirements**

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

- The purpose of the use and the types of activities which will be carried out.
- The effect of the use on the amenity of the surrounding area.
- 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.

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 or sensitive land uses and the effect that existing nearby uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.

3.0

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Subdivision

Application requirements

Subdivision must be for the purposes of the schedule to this zone.

Decision guidelines

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

4.0

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Buildings and works

Permit requirement

A permit is not required to construct a building or construct or carry out works for:

- An alteration or extension to an existing building provided the floor area of the alteration or extension is less than 100 square metres.
- The construction of a building where the floor area is less than 100 square metres.
- A building which is setback more than:
 - 100 metres from a Road Zone, Category 1.
 - 20 metres from any other road.
 - 5 metres from any other boundary.

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, land capability and drainage patterns.
- How the proposed development relates to the surrounding land uses, and how it complements the golf course.

GOLDEN PLAINS PLANNING SCHEME

- Whether the proposed development enhances 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.
- The effect of the proposed buildings and works on the amenity of the surrounding area.
- The protection and retention of existing remnant native vegetation.