

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

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

TATURA RACECOURSE**Purpose**

- To provide for the use of the Tatura Racecourse for horse racing and a range of entertainment, recreational, commercial and community activities.
- To encourage the multiple use of land and buildings within the Tatura Racecourse in order to facilitate its usage throughout the year.
- 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.
- To ensure that the future use and development of the Tatura Racecourse occurs in a planned and orderly manner.

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

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Race course	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunication facility	Building and works must meet the requirements of Clause 52.19

Section 2 - Permit required

Use	Condition
Industry	Must not be a purpose listed in the table to Clause 52.10.
Leisure and recreation (other than Race course and Motor racing track)	
Market	
Place of assembly	
Store (other than Freezing and cool storage)	Must not be a purpose listed in the table to Clause 52.10.
Utility installation (other than telecommunications facility and Minor utility installation)	

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

2.0

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Use of land

Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, 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, vapour, 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 as appropriate:

- 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 of any proposed use on neighbouring areas, particularly for night time use

3.0

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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 that 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.