

SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ1**.

MILDURA GOLF RESORT REDEVELOPMENT MASTERPLAN, JUNE 2012**Land**

The land which operates as the Mildura Golf Club, comprising Land in Certificates of Title Volume 9089 Folio 051, Volume 10120 Folio 793, Volume 10849 Folio 751, Volume 10849 Folio 752, Volume 8652 Folio 470 (part), Volume 8860 Folio 557(part), Volume 8217 Folio 641, Volume 1016 Folio 607 and Volume 8504 Folio 538.

Purpose

To establish an integrated recreational, residential and resort use and development focused on a high quality golf course generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.

To provide for golf facilities and associated tourism, accommodation and resort development.

To provide for a high quality 'resort style' residential development.

To ensure development is compatible with the landscape character of the area.

To ensure use and development has regard to natural values of the land and natural processes.

To ensure use and development has regard to the amenity of adjacent properties and the surrounding area.

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

Use	Condition
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Bed and breakfast	No more than 6 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.
Car park	Must be generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.
Dwelling (other than Bed and breakfast)	Must be generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.
Food and drink premises (other than Convenience restaurant)	Must be generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.
Function centre	Must be generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.
Minor utility installation	
Minor sports and recreation facility (other than Zoo, Pleasure park and Paintball games facility)	Must be generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.

MILDURA PLANNING SCHEME

Use	Condition
Residential hotel	Must be generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dwelling and Residential hotel)	
Place of assembly (other than Carnival, Circus, Drive-in-theatre, Function centre, Nightclub)	
Retail premises (other than Adult sex bookshop, Convenience restaurant, Department store, Food and drink premises, Restricted retail premises and Supermarket)	
Store	
Any use in Section 1 if the condition is not met	

Section 3 – Prohibited

Use
Adult sex bookshop
Animal husbandry (other than Apiculture)
Brothel
Convenience restaurant
Corrective institution
Department store
Drive in theatre
Industry
Motor racing track
Paintball games facility
Pleasure park
Nightclub
Restricted retail premises
Saleyard
Supermarket
Service station
Warehouse (other than Store)
Zoo

2.0

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Use of land

The use of the land affected by the schedule must be generally in accordance the Mildura Golf Resort Redevelopment Masterplan, June 2012.

Any use of the land must not adversely affect the environment or amenity of the neighbourhood through:

- Any events or functions held on the site.
- Traffic and car parking generated by the use.
- The transport of materials or goods to or from the land.

- The appearance of buildings, works or materials.
- Noise generated by the use.

3.0

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Buildings and works

No permit is required to:

- Construct or carry out works normal to a dwelling generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.
- Carry out works for the golf course generally in accordance with the Mildura Golf Resort Redevelopment Masterplan, June 2012.

Application requirements

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

- A site context plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Details of existing or proposed buildings and works on adjoining lots.
 - Relevant ground levels.
- A design response plan.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area.
- Details of compliance with the *Fairways Mildura Design Guidelines, Version 2 – March 2012*, prepared by Mildura Golf Developments Pty Ltd, which identify the preferred style of housing.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Whether the proposal is consistent with the Mildura Golf Resort Redevelopment Masterplan, June 2012.
- Whether the proposal is consistent with the *Fairways Mildura Design Guidelines, Version 2 – March 2012*, prepared by Mildura Golf Developments Pty Ltd, which identify the preferred style of housing.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and the use of water sensitive urban design elements.