

25/07/2019  
C106well**SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ6**.

**SALE GREYHOUND RACING FACILITY****Purpose**

To provide for the use and development of land for a greyhound race course and related facilities.

To facilitate a range of additional entertainment, recreational, commercial and community pursuits in order to enable its usage throughout the year.

To ensure that the combination of uses, their hours of operation and the form of any development do not prejudice the amenity of surrounding areas.

To ensure the land is fully integrated with the surrounding existing and proposed future residential areas.

**1.0**25/07/2019  
C106well**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Informal outdoor recreation</b> <b>Minor utility installation</b>	
<b>Race course</b>	Must be in accordance with an approved Development Plan.
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Animal training</b>	
<b>Caretaker's house</b>	Must be in accordance with an approved Development Plan
<b>Car park</b>	Must be in accordance with an approved Development Plan
<b>Food and drink premises</b>	Must be in accordance with an approved Development Plan
<b>Gambling premises</b>	Must be in accordance with an approved Development Plan
<b>Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Race course)</b>	Must be generally in accordance with the purpose of the zone
<b>Market</b>	
<b>Place of assembly</b>	Must be in accordance with an approved Development Plan
<b>Racing dog keeping</b>	Must be in accordance with an approved Development Plan Must be in association with the Race course
<b>Residential hotel</b>	Must be in accordance with an approved Development Plan
<b>Store</b>	Must only be goods, machinery and vehicles which are used in association with the management and maintenance of the race course and its facilities
<b>Shop</b>	Must not be more than 50 square metres in area Must be associated with leisure or recreation related activities carried out on the land

Use	Condition
Utility installation (other than Minor utility installation)	
Veterinary centre	Must be in accordance with an approved Development Plan Must be in association with the Race course
Any other use not in Section 1 or 3	

**Section 3 - Prohibited**

Use
Accommodation (other than Caretaker’s house and Residential hotel)
Agriculture (other than Racing dog keeping and Animal training)
Motor racing track
Retail premises (other than Food and drink premises, Gambling premises, Market and Shop)
Warehouse (other than Store)
Any use in Section 1 or 2 if a condition is not met

**2.0**

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**Use of land**

Any use approved for the land must not adversely affect the operation of the Sale Greyhound Racing Course.

The land must be used in general accordance with an approved Development Plan.

Any use of the land must comply with any applicable State Environment Protection Policy and guidelines of the Environment Protection Authority including but not limited to:

- Noise from Industry in Regional Victoria (NIRV)
- State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).

**Amenity of the neighbourhood**

A use must not adversely affect the amenity of the surrounding existing and proposed future sensitive land uses, including through:

- Traffic and car parking generated by the use.
- Noise and light spill generated by the use.
- Any events and functions held on the land.
- The transport of materials or goods to or from the land.
- The appearance of any buildings, works or materials.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

**Application requirements**

For any new use that requires a planning permit, accurate plans and supporting text must be prepared to the satisfaction of the responsible authority. The plans and text must indicate:

- The purpose of the use and the location and types of activities which will be carried out.
- An amenity impact response assessment to the satisfaction of the responsible authority and the Environment Protection Authority which:
  - Gives evidence that the requirements set out in the State Environment Protection Policy and guidelines from the Environment Protection Authority are met including but not limited to:
    - Noise from Industry in Regional Victoria (NIRV),
    - State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).
  - Determines if an increased amenity impact is generated than was accounted for in the approved Development Plan.
  - Where relevant, details the required mitigation measures necessary to protect the amenity of existing and potential future sensitive land uses.
- Other details, as deemed necessary by the responsible authority.

### 3.0

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#### Subdivision

None specified.

### 4.0

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#### Buildings and works

A permit is required to construct any buildings or carry out any works.

The location and siting of all buildings and works must be in general accordance with the approved Development Plan.

The location, siting and acoustic treatment of greyhound facilities should be in accordance with the Greyhound Facilities Code of Practice.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Accurate plans/ text must be prepared to the satisfaction of the responsible authority and where appropriate must include:

- An analysis, which must show:
  - the relevant ground levels and site dimensions; and
  - the extent to which the proposed buildings and works are in accordance with the approved Development Plan.
- The plans, drawn to scale, must include:
  - The location, height and purpose of existing and proposed buildings and works.
  - Elevational drawings showing the colour and materials of all buildings and works.
  - Driveway, access, carparking and loading areas.
  - External storage and waste treatment areas.
- An amenity impact response assessment to the satisfaction of the responsible authority and the Environment Protection Authority which:
  - Gives evidence that the requirements set out in the State Environment Protection Policy and guidelines from the Environment Protection Authority are met including but not limited to:
    - Noise from Industry in Regional Victoria (NIRV),

- State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).
  - Determines if an increased amenity impact is generated than was accounted for in the approved Development Plan.
  - Where relevant, details the required mitigation measures necessary to protect the amenity of existing and potential future sensitive land uses.
- Other details, as deemed necessary by the responsible authority.

**5.0**

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**Signs**

None specified.

**6.0**

**Decision guidelines**

Before deciding on an application to use, subdivide the land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The approved Development Plan.
- Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject site.
- The relevant State Environment Protection Policy and guidelines of the Environment Protection Authority including but not limited to;
  - Noise from Industry in Regional Victoria (NIRV),
  - State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).
- The Greyhound Facilities Code of Practice.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the Healthy by Design Guidelines.
- The nature of the proposed use and its short and long term effect on the amenity of surrounding current and proposed sensitive uses, including the impact of hours of operation.
- The interface with surrounding existing and proposed future residential areas which should have regard to:
  - frontage and presentation to Maffra Sale Road;
  - landscape buffer treatment; and
  - integration of the site with surrounding existing and proposed future residential areas.
- The suitability of building design, siting, building setbacks, type of proposed external building materials and external illumination of buildings.
- Any increase in traffic generation including car movements, pedestrians, cyclists and vehicles used for deliveries, waste removal, emergency services and public transport.
- The provision of car parking.
- The frequency and duration of any proposed event.
- The storage of rubbish and materials for recycling.
- The requirements of any other regulatory authority with regard to:
  - patron numbers;

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- hours of operation;
- licensed area;
- gaming machines; or
- availability and connection to services.

*Notes: Refer to the Municipal Planning Strategy and the Planning Policy Framework, for strategies and policies which may affect the use and development of the land.*

*Other requirements may also apply.*