

18/12/2012
VC93**SCHEDULE 3 TO THE SPECIAL USE ZONE**

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

TYNONG RACECOURSE AND TRAINING FACILITY**Purpose**

To provide for the use and development of the land for Racecourse including Horse stables and horse training facility and the co-location of other uses legitimately connected/operating in conjunction with these pursuits.

To provide for dwellings on the land that are used and located in conjunction with horse training facilities and horse stables.

To ensure that horse racing and training facilities are established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses including metropolitan green wedge land.

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VC93**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal keeping, Intensive animal husbandry and Timber production)	Must be generally in accordance with Clause 6.
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Betting agency	Must be generally in accordance with Clause 6.
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Car park	
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Education centre (other than Primary school or Secondary school)	Must be generally in accordance with Clause 6.
Food and drink premises (other than Convenience restaurant, Hotel and Tavern)	Must be generally in accordance with Clause 6.
Function centre	Must be generally in accordance with Clause 6.
Helicopter landing site	Must be in conjunction with the Major sports and recreation facility.

Use	Condition
Home occupation	
Major sports and recreation facility	
Mineral exploration	
Minor sports and recreation facility (other than Outdoor recreation facility)	Must be generally in accordance with Clause 6.
Mining	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Natural systems	
Road	
Search for stone	Must not be costeaning or bulk sampling
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19
Veterinary centre	Must be generally in accordance with Clause 6.

Section 2 - Permit required

USE	CONDITION
Convenience restaurant	Must be generally in accordance with Clause 6.
Dwelling	Must meet the requirements in Clause 2.
Equestrian supplies	Must be generally in accordance with Clause 6.
Hotel	Must be generally in accordance with Clause 6.
Market	
Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)	
Office	Must be directly associated with the management of the racecourse.
Residential hotel	Must be used in conjunction with a Major sports and recreation facility.
Tavern	Must be generally in accordance with Clause 6.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited**USE**

Accommodation (other than Dwelling)
Animal keeping
Convenience restaurant
Gaming premises (other than Betting agency)
Intensive animal husbandry
Motor racing track
Outdoor recreation facility
Place of assembly (other than Function centre)
Retail premises (other than Food and drink premises, Market or Equestrian supplies)
Timber production
Any other use not in Section 1 or 2

2.0

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Use of land

All use must be generally in accordance with Clause 6.

Environment Management Plan

Prior to the commencement of any use on the land, an Environmental Management Plan must be prepared and approved to the satisfaction of the responsible authority. The Environmental Management Plan is to provide for:

- The impact of the use or development on the flora and fauna on the site and its surrounds and methods to avoid, minimise or mitigate those impacts.
- The need to protect and enhance the biodiversity of the area, including the retention of native vegetation and fauna habitat and the re-vegetation of important areas of habitat and integration of native vegetation into landscaping of the site.
- Avoidance and mitigation of impacts on Growling Grass Frog ecological community and habitat and the implementation of a Growling Grass Frog Management Plan approved to the satisfaction of the responsible authority.
- Management of impacts on Ararat Creek and surrounding environment.
- The management, treatment and disposal of stormwater, litter and effluent on site to avoid and minimise impacts of contaminants, nutrient and litter entering Ararat Creek, other waterways and on native vegetation.
- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.
- Water sensitive urban design including methods for water collection and reuse.
- The management of any impacts on adjoining land associated with the horse racing and training facilities including noise, dust, traffic, hours of operation, night-lighting, light spill, effect on the privacy of adjoining properties, solar access, and glare.
- The management of impacts, if any, during the construction and carrying out of works, including dust, noise, litter, traffic and other amenity impacts.
- The management of areas identified in the reference document for future use and development.

Use of land for a Dwelling

A permit may only be granted to use land for the purposes of a Dwelling if:

- The use is in conjunction with the business of horse training.
- Training facilities have been constructed on the land or a permit has been issued to construct training facilities associated with the dwelling.
- The occupier is a 'Trainer' within the meaning of the Australian Rules of Racing, as amended from time to time, or is an employee of a Trainer. For the avoidance of doubt, a dwelling may only be occupied by a horse Trainer or employee of a Trainer together with their domestic partner and any dependents.
- There is only one dwelling on a lot.
- The dwelling can be connected to a reticulated sewerage system or if not available, the waste water can be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling can be connected to a reticulated potable water supply or is able to have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling can be connected to a reticulated electricity supply or have an alternative energy source.
- The permit is issued for a dwelling subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 that provides for or requires that:
 - The land on which the dwelling is located must be used for the purposes of horse training and horse stables;
 - The land may be used for the purposes of a dwelling only if:
 - It is in conjunction with horse training and horse stables.
 - It is occupied by a 'Trainer' within the meaning of the Australian Rules of Racing or an employee of a Trainer'. A horse 'Trainer' may occupy the dwelling together with their domestic partner and any dependants.
 - There is only one dwelling on a lot.
 - Ongoing management arrangements of private property and common property.

3.0

Subdivision

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A permit is required to subdivide land.

A permit may only be granted to subdivide land if:

- The racetrack and training track have been constructed or are under construction on the site.

The subdivision is generally in accordance with Clause 6.

- Each lot to be created is at least 0.4 hectares in area.
- The permit is issued subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 that provides for or requires that:
 - The land must be used for the purposes of horse training and horse stables.

Decision guidelines

In addition to any decision guidelines in clause 65 or the schedule to this zone, the responsible authority must consider:

- The layout of the subdivision, suitability of the location of the horse training facilities on the site and access arrangements.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.
- The Environmental Management Plan approved in accordance with clause 2.0.
- The integration of the subdivision with other use and development on the site.

4.0 Buildings and works

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A permit is required to construct a building or construct or carry out works.

All buildings and works must be generally in accordance with Clause 6.

No buildings and works (other than associated with the racetrack) are to be located within 100m of the Nar Nar Goon-Longwarry Road.

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

- Demonstrated compliance with the Environment Management Plan approved under clause 2.0 to the schedule.
- A plan drawn to scale and dimensioned which shows:
 - The boundaries and dimensions of the site.
 - The location and names of adjoining roads.
 - The layout of existing and proposed buildings and works.
 - The location of access ways, internal vehicle road network, vehicle parking and loading areas.
 - The location, layout and planting schedule for all landscape areas.
 - Elevations detailing facade articulation and external materials, colours and finishes.
 - Stages, if any, in which the land is to be developed.
- A written summary of the proposed uses of the building, including, but not limited to, days and hours of operation and staffing levels.
- Transport of materials, goods or commodities to or from the land.
- Emission of noise, artificial light, vibration, dust, waste water, or waste products.

5.0 Decision guidelines

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

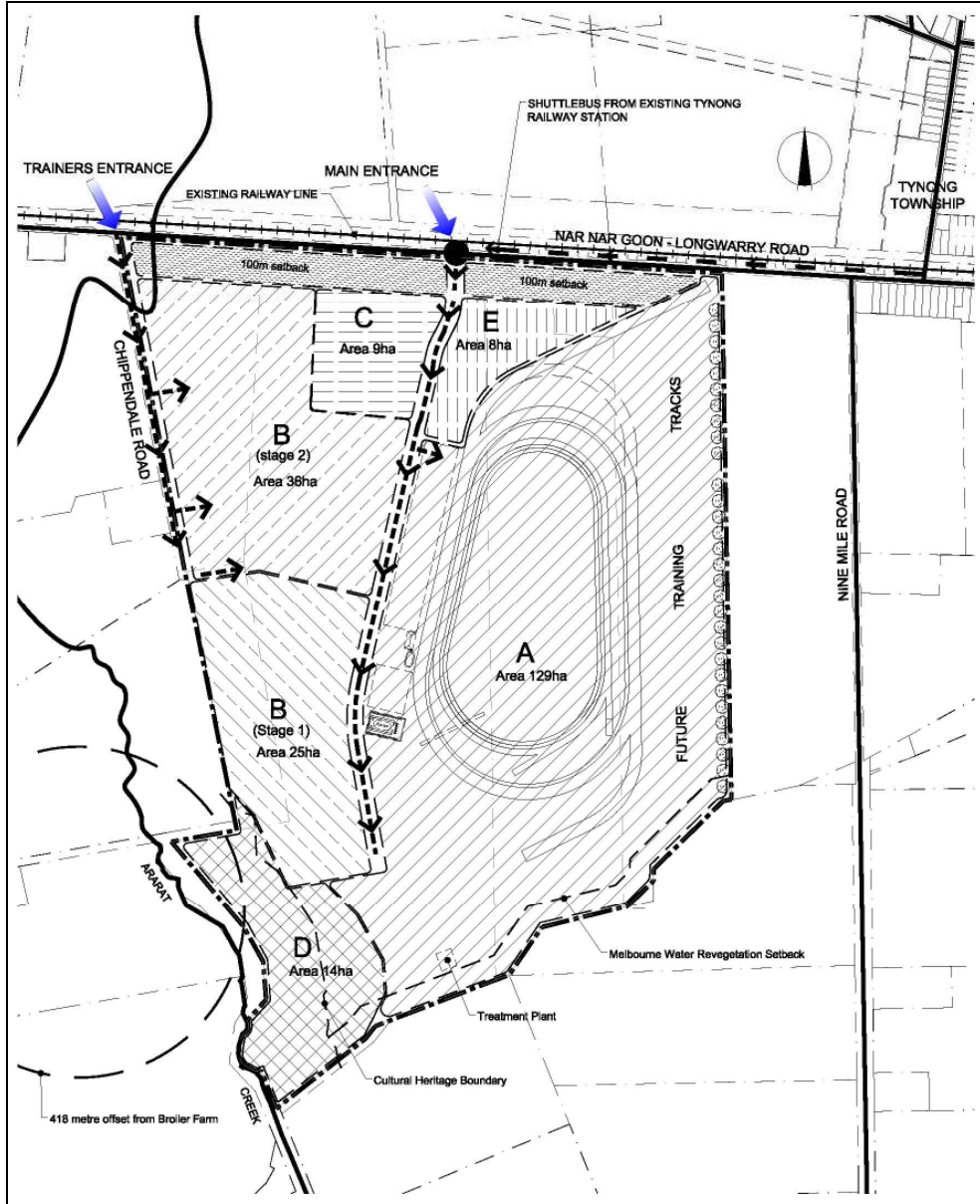
- The Environmental Management Plan approved in accordance with clause 2.0.
- The impact of the use, building, works or subdivision on the existing and surrounding land uses and whether it supports the values of the surrounding green wedge land.
- The location and extent of any buildings and works with respect to the natural environment, landscape values, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

- The design of buildings, works and landscape treatment.
- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed roads, site access and parking and their impact on the landscape and impact of the use and subdivision to the extent which traffic generation may require additional traffic management programs to be initiated.

6.0

Tynong Racecourse and Training Facilities

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Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
<ul style="list-style-type: none"> ▪ Racecourse ▪ Car park ▪ Mounting yard ▪ Grandstand /Administration ▪ Float park ▪ Access tunnel 	<p>Precinct A</p> <p>Land area 129ha</p>	<ul style="list-style-type: none"> ▪ Minimum car spaces 2500. ▪ Car Parking for racing facilities to be all weather. ▪ Access to car park directly at main entrance at Longwarry Road. ▪ Shuttle bus route initially from Tynong Station until rail station for racing events established as and when required, but beyond immediate planning. 	<ul style="list-style-type: none"> ▪ Race day access for patrons via main entrance ensures separation of horse float access from spectator access essential for safety criteria.
<p>Dwelling (other than a Bed and breakfast)</p> <ul style="list-style-type: none"> ▪ Dwellings (Trainer Allotments) <ul style="list-style-type: none"> ▪ Lot sizes 0.4ha-0.8ha ▪ Stage 1 Trainers Lots (20 lots) ▪ Stage 2 Trainers Lots (50-100 lots) 	<p>Precinct B</p> <p>Land area 61ha</p>	<ul style="list-style-type: none"> ▪ Access for both race day horse floats and trainers facilities via Chippendale Road entrance as indicated. ▪ Bus route and Patrons entrance via main entrance at Longwarry Road. 	<ul style="list-style-type: none"> ▪ Access for both horse floats via Chippendale Road and trainers allotments ensures separate connectivity to track and stripping stalls for both external and internal horse access.
<p>Ancillary Activities:</p> <ul style="list-style-type: none"> ▪ Residential hotel ▪ Function and conference centre 	<p>Precinct C</p> <p>Land area 9ha</p>	<ul style="list-style-type: none"> ▪ Ancillary and equine related facilities to have designated parking at each facility. ▪ Access to ancillary facilities to be made through main entrance. ▪ Any heavy duty vehicles/horse floats via Chippendale Road to ensure segregation from patrons/spectator vehicles. 	<ul style="list-style-type: none"> ▪ Access to be used for residential hotel/exhibition centre. Located centrally between the racetrack and associated facilities and Longwarry Road to aid ease of access from public/race goers.
<p>Environment</p> <ul style="list-style-type: none"> ▪ Flora / Fauna habitat ▪ Wetlands ▪ Water harvesting ▪ Growing Grass Frog habitat 	<p>Precinct D</p> <p>Land area 14ha</p>	<ul style="list-style-type: none"> ▪ Vehicular access via main entrance and internal road network. 	<ul style="list-style-type: none"> ▪ Area provides for integrated water treatment/recycling as part of a precinct wide environmental management plan strategy.
<p>Future Development (examples)</p> <ul style="list-style-type: none"> ▪ Veterinary Centre 	<p>Precinct E</p> <p>Land area 8ha</p>	<ul style="list-style-type: none"> ▪ Future development access to be via Longwarry Road, either directly from racing entrance or via a service 	<ul style="list-style-type: none"> ▪ As a related and integrated service area, this site will provide access directly to

Land Use	Precinct & Approx Land Area	Road Access, Connectivity, Parking, Public Transport	Internal Movement Network, Integration Principles
<ul style="list-style-type: none"> ▪ Horse sales ▪ Feed merchant ▪ Recycled manure sales 		<p>road as and when required subject to traffic. Development to have appropriate road frontage treatment, vegetation and/or screening along Longwarry Road.</p>	<p>Tynong/Nar Nar Goon as well as internal access to the site.</p>
<p>Agriculture (other than Animal keeping and Intensive animal husbandry)</p>	<p>Setback land area 11ha (100m setback to Longwarry Road)</p>	<ul style="list-style-type: none"> ▪ To be used for landscaping, horse spelling and a variety of agricultural uses. 	<ul style="list-style-type: none"> ▪ N/A