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## **SCHEDULE 6 TO THE SPECIAL USE ZONE**

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

### **CRANBOURNE RACING COMPLEX AND SURROUNDS**

#### **Purpose**

To provide for the use and development of the land for racing industry related purposes.

To provide for the use and development of the land for community, entertainment and tourism uses and events.

To provide for the protection, retention, enhancement and maintenance of native vegetation and sensitive ecological corridors.

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 provide for the use and development of the land adjacent to the Cranbourne Training Centre for horse stabling purposes.

To provide for the use and development of land in accordance with the *Cranbourne Racing Complex and Surrounds Investment and Development Plan*.

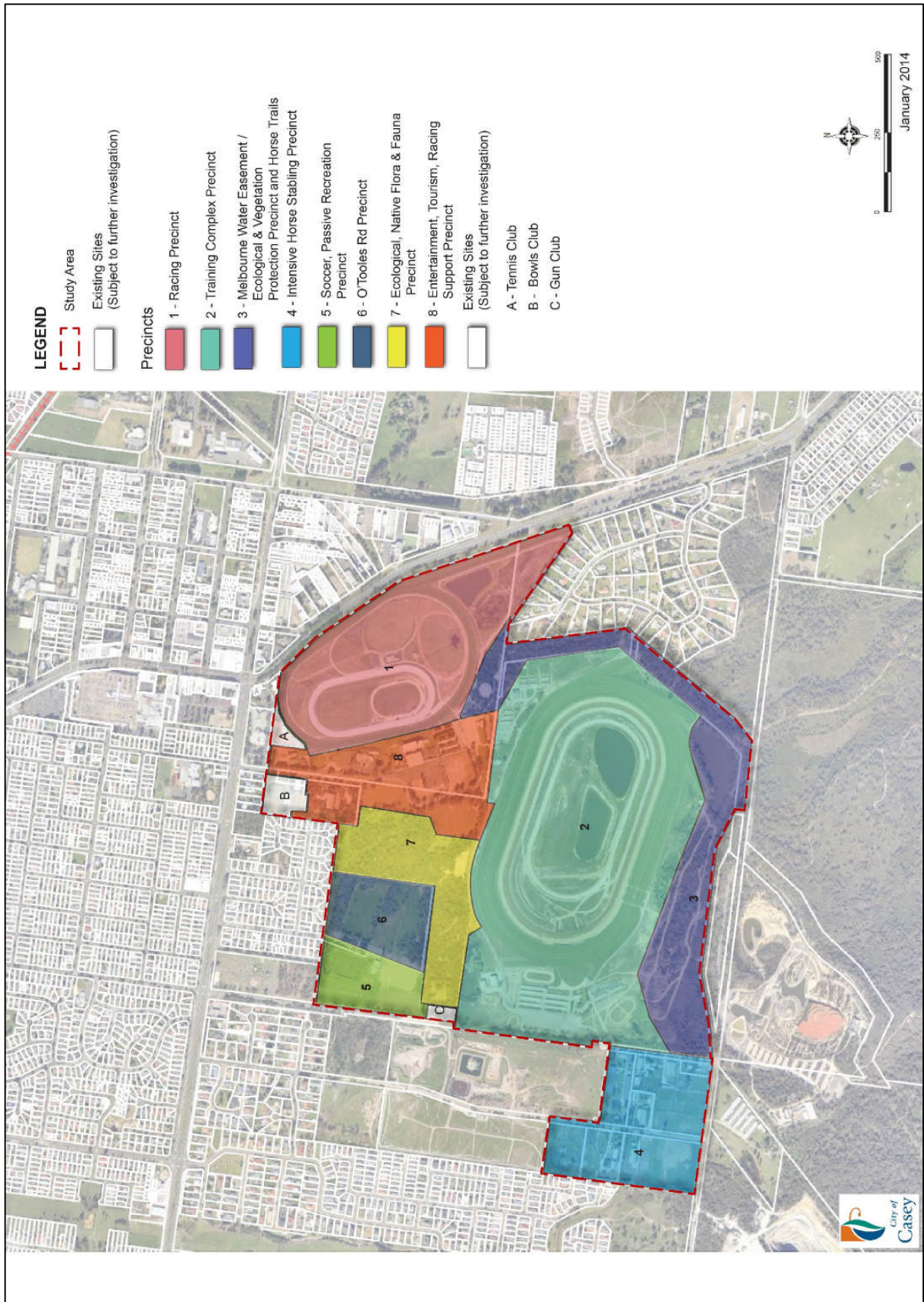
#### **1.0**

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#### **Cranbourne Racing Complex and Surrounds Precinct Plan**

Map 1 to Schedule 6 to Clause 37.01 shows the precincts of the Cranbourne Racing Complex and Surrounds.

**Cranbourne Racing Complex and Surrounds Precinct Plan**



## 2.0

## Table of uses

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## Section 1 - Permit not required

Use	Condition
Animal husbandry (other than Animal boarding, Apiculture, and Intensive animal husbandry)	Must be located in Precincts 1, 2, 4 and 6.
Informal outdoor recreation	
Horse Stables	Must not be within 30 metres of land in a residential zone. Must be located in Precincts 2, 4 and 6.
Leisure and recreation (other than Major sports and recreation facility and motor racing track)	
Major sports and recreation facility	Must be in Precincts 1 and 2.
Market	
Open sports ground	
Saleyard	Must be located in Precincts 1 and 2.
Veterinary centre	Must be in Precincts 1, 2,4 and 8.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

## Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective Institution, Dependent person's unit, Dwelling, and Residential hotel)	
Agriculture (other than Animal boarding, Animal husbandry, Animal keeping, Animal training, Apiculture, and Intensive animal husbandry)	
Dependent persons unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 4. Must be located in Precincts 4 and 6.
Dwelling	Must be the only dwelling on the lot. Must meet the requirements of Clause 4. Must be located in Precincts 4 and 6.
Equestrian supplies	
Food and drink premises	
Function centre	
Gambling premises	
Indoor recreation facility	
Industry	Must be in association with the racing and equestrian industries.

Use	Condition
Intensive animal husbandry (other than broiler farm and cattle feedlot)	Must be in association with the racing and equestrian industries.
Place of assembly (other than Function centre and Drive-in theatre)	
Residential hotel	
Utility Installation	
Warehouse	Must be in association with the racing and equestrian industries.
Any other use not in Section 1 or 3	

### Section 3 – Prohibited

Use
Adult sex book shop
Animal boarding
Apiculture
Broiler Farm
Brothel
Cattle Feedlot
Cemetery
Crematorium
Corrective Institution

### 3.0

#### Development of Land

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A permit is not required to construct a building or carry out works for a use in Section 1 of the Table of Uses, provided that the building or works:

- are not located within 500 metres of a closed or operational landfill; and
- are not to be constructed or carried out within 30 metres of land in a residential zone.

Any permit to use or subdivide land, or construct a building or carry out works, must be generally in accordance with the relevant provisions of the *Cranbourne Racing Complex and Surrounds Investment and Development Plan*.

### 4.0

#### Use for one or two dwellings or a dependent person's unit

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A lot may be used for one or two dwellings or a dependent person's unit provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.

- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.
- The owner enters into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 (Unless previously provided under Clause 5.0) that provides for or requires that:
  - any dwelling or building used for accommodation in Precinct 4 must be used in conjunction with Horse Stables or be associated with the use of the Cranbourne Racing and Training Complex.

## 5.0 Subdivision

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An application to subdivide land must meet the following requirements:

Each lot must be:

- 0.4 hectare for each lot where reticulated sewerage is not connected.
- 0.2 hectare for each lot with connected reticulated sewerage.

A permit may be granted to create smaller lots if the subdivision:

- Excises land which is required for a road or a utility installation.
- Provides for the re-subdivision of existing lots and the number of lots is not increased.

Any permit issued is 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:

- any dwelling or building used for accommodation in Precinct 4 must be used in conjunction with Horse Stables or be associated with the use of the Cranbourne Racing and Training Complex.

## 6.0 Exemption from notice and review

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Any application that is generally in accordance with the approved Cranbourne Racing Complex and Surrounds Investment and Development Plan is exempt from the notice and review requirement of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

## 7.0 Applications on land reserved under the Crown Land (Reserves) Act 1978

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An application for a permit by a person other than the relevant public land manager on land which is permanently or temporary reserved for any purpose under the *Crown Land (Reserves) Act 1978* must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for the permit being made.
- To the application for the permit being made and to the proposed use or development.

## 8.0 Application requirements

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Before deciding on an application, the responsible authority must consider, as appropriate:

- A traffic management plan including:
  - The location of vehicular access to and from the site.
  - The location of on-site car parking and internal access roads.

- The location of major pedestrian paths on the site.
- A statement of any works required to ensure appropriate safe access to the site
- An assessment of the impact the proposal would have on any arterial road intersections.
- An Environmental and Pest Management Plan prepared and approved to the satisfaction of the responsible authority including:
  - 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 to the Southern Brown Bandicoot ecological community and habitat.
  - 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.
- A landscape concept plan indicating vegetation to be retained and the general theme for the overall landscaping of the site including linkages to the Royal Botanic Gardens Cranbourne.
- A description of the physical services to be provided for the site.

Any application to use or subdivide land, construct a building or construct or carry out work within 500 metres of a closed or operational landfill must meet (as appropriate) the *Best Practice Environmental Management Guideline (Siting, Design Operation and Rehabilitation of Landfills)*, Environment Protection Authority, Publication 788.2( 2014)) in relation to potential migration of landfill gas.

## 9.0

### 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 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 comments of any public land manager or other relevant land manager having responsibility for the care and management of the land or adjacent land.
- The impact of any development on the surrounding area.
- 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 the surrounding area.
- The adequacy of car parking supply and layout.

- The safe and efficient movement of vehicular traffic to and from the site.
- The movement of pedestrians and cyclists.
- The objectives and guidelines of the Cranbourne Racing Complex and Surrounds Investment and Development Plan.
- The views of adjoining landowners and stakeholders, including the Royal Botanic Gardens Cranbourne.
- The relevant policies and requirements of the Environment Protection Authority, including but not limited to separation distances, noise, music, waste water, and sediment and soil pollution.

**10.0**

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**Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is included in Category 2.