

19/01/2006  
VC37**SCHEDULE 1 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ1.

**GOLF COURSES****Purpose**

To provide for land in private ownership to be used as a golf course.

**1.0**19/01/2006  
VC37**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretaker's house	
Golf course	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Golf driving range	Must be in accordance with a master plan prepared to the satisfaction of the responsible authority.
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

**Section 2 - Permit required**

USE	CONDITION
Agriculture (other than Animal boarding, Apiculture, Horse stables, and Intensive animal husbandry)	
Community market	
Convenience shop	
Food and drink premises	
Leisure and recreation (other than Golf course, Golf driving range, Informal outdoor recreation, and Motor racing track)	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Amusement parlour)	
Plant nursery	
Residential building	Must be in association with an education centre or leisure and recreation use.
Utility installation (other than Minor utility installation and Telecommunications facility)	

**Section 3 - Prohibited**

USE
Accommodation (other than Caretaker's house and Residential building)
Amusement parlour
Animal boarding
Brothel
Crematorium
Extractive industry
Horse stables
Industry
Intensive animal husbandry
Motor racing track
Office
Retail premises (other than Community market, Convenience shop, Food and drink premises, and Plant nursery)
Service station
Warehouse

**2.0**19/01/2006  
VC37**Use of land****Amenity of the neighbourhood**

A use must not detrimentally affect the amenity of the neighbourhood through the:

- Transport of materials or goods.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, dust, waste water or waste products.

**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 volumes, hours of operation, light spill, solar access, glare and the effect on privacy.
- The proposed maintenance of areas not required for immediate use.

**Decision guidelines**

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

- The effect of the proposed use on existing uses.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic on nearby roads.
- The interim use of those parts of the land not required for the proposed use.

**3.0**19/01/2006  
VC37**Subdivision****Decision guidelines**

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

- The interface with adjoining land, especially with residential areas.
- The effect the subdivision will have on the potential of the land to accommodate existing and future uses that are consistent with the purpose of the zone.
- The role that the land plays in providing a substantial area of open space, a habitat corridor and a link to rural land.

**4.0**19/01/2006  
VC37**Buildings and works****Permit requirement**

A permit is not required to construct a building or construct or carry out works in accordance with a master plan prepared to the satisfaction of the responsible authority.

**Application requirements**

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

- A plan drawn to scale which 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, including construction details.
  - Proposed landscaping details.
  - Areas not required for immediate use.
- Elevations drawn to scale showing the colour and materials of existing and proposed buildings and works.

**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 provision of access and car parking.
- The interface with adjoining land, especially the relationship with residential areas.
- The streetscape, the provision of landscaping, the treatment of buildings and the effect of lighting.
- The storage of rubbish and materials for recycling.
- The availability of and connection to services.