

13/12/2012  
C258

**SCHEDULE 4 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ4**.

**GEELONG SHOWGROUNDS AND RACECOURSE**

**Purpose**

To encourage the use and development of the Geelong Showgrounds and Racecourse for a range of entertainment, recreational, commercial and community activities.

To encourage a variety of uses of the land and buildings within the Geelong Showgrounds and Racecourse facility 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.

**1.0**

13/12/2012  
C258

**Table of uses**

**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)</b>	
<b>Caravan and camping park</b>	Provided use is in association with other uses.
<b>Caretaker's house</b>	
<b>Equestrian supplies</b>	Must be in conjunction with activities/ events at the showgrounds or racecourse.
<b>Exhibition centre</b>	
<b>Function centre</b>	
<b>Major sports and recreation facility</b>	
<b>Market</b>	Must not occupy the land for a period greater than seven consecutive days.
<b>Minor sports and recreation facility (other than outdoor recreation facility)</b>	
<b>Motor racing track</b>	
<b>Retail premises</b>	Must not occupy the land for a period greater than seven consecutive days and not more frequently than twice in any 12 month period.
<b>Showground</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

**Section 2 - Permit required**

Use	Condition
Car park	
Food and drink premises (other than convenience restaurant)	
Market	
Outdoor recreation facility)	
Place of assembly	
Restricted place of assembly	
Rural store	
<b>Shop</b>	Must be in conjunction with activities/ events at the showgrounds or racecourse.
<b>Utility installation (other than Minor utility installation)</b>	
<b>Veterinary centre</b>	Must be in association with a racecourse
<b>Any use in Section 1 if the condition is not met</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

Use
Convenience restaurant
Dog breeding
Extensive animal husbandry
Intensive animal husbandry

**2.0**  
19/01/2006  
VC37

**Use of land**

The use of land must not adversely affect the amenity of the neighbourhood by:

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

Any use of the Showgrounds or racecourse must comply with the applicable State Environment Protection Policy of the Environment Protection Authority.

**3.0**  
19/01/2006  
VC37

**Buildings and works**

**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.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

### **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 car parking.
- Any increase in traffic generation.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The interface of the site with adjoining zones.
- The provision of land for landscaping.
- The storage of rubbish and materials for recycling.