

19/01/2006
VC37**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ2

GOONAWARRA GOLF COURSE**Purpose**

To provide for areas in private ownership to be used as private sportsgrounds.

To encourage the orderly planning and development of these facilities in a manner which does not adversely affect the amenity of the neighbourhood.

1.0
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VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretaker's house	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Natural systems	
Railway	
Road	
Search for Stone	Must not be costeaning or bulk sampling.
Tramway	

Section 2 - Permit required

USE	CONDITION
Car park	
Major sports and recreation facility	
Minor sports and recreation facility (other than Informal outdoor recreation)	
Minor utility installation	
Place of assembly	

Section 3 - Prohibited**USE**

Any use not in Section 1 or 2

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Use of land**Amenity of the neighbourhood**

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

- Transport of materials, goods or commodities to or from the land.
- Appearance from 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 type of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, hours of operation, light spill, solar access and glare.
- The means of maintaining areas not required for the proposed use.

Decision guidelines

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

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

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Subdivision**Decision guidelines**

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

- The interface with adjoining zones, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of this zone.

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VC37**Buildings and works****Permit Requirement**

A permit is not required to construct a building or construct or carry out any works which:

- Alter electrical or gas services or telephone lines.
- Alter plumbing services which do not affect the drainage of the land.
- Install a temporary shed or temporary structure for construction purposes.
- Provide for fire protection under the relevant legislation.

Application Requirements

An application to construct a building or construct and 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.
 - Driveways, vehicle parking and loading areas.
 - Proposed landscape areas.
 - Areas not required for immediate use.
- Elevations drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and 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 effect of the proposed buildings and works on the amenity of the neighbouring properties.
- The provision of landscaping.
- The provision of access and car parking, including pick up and drop off areas where appropriate.
- The interface with adjoining zones, especially the relationship with residential areas.

- The streetscape, including access from the street front, the treatment of fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces, and landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide solar access.