

13/09/2010
VC63**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ1****SIR JACK BRABHAM PARK****Land**

Land incorporated in the Comprehensive Development Zone 1 as shown on the Planning Scheme Maps.

Purpose

- Show the means of vehicular access to the site.
- To provide for an integrated complex used for motor sport, driver education and training, automotive and related manufacturing, research and development, accommodation, recreation and entertainment.
- To provide for orderly development and use of land as indicated in the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.

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VC63**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	
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Crop raising	
Extensive animal husbandry	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor sports and recreation facility	
Minor utility installation	
Natural systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Caretaker's house, Corrective institution, Dependant person's unit and Residential village)	
Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry and Intensive animal husbandry)	
Industry (other than Refuse disposal and Transfer station)	<p>Must comply with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd</p> <p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p>
Leisure and recreation (other than Minor sports and recreation facility)	
Museum	<p>Must comply with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.</p>
Office	<p>The total leasable floor area on the site must not exceed 500 square metres and must comply with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.</p>
Place of assembly (other than Carnival, Circus and museum)	<p>Must comply with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.</p>
Research centre	<p>Must comply with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.</p>
Retail premises (other than Landscape gardening supplies, Primary produce sale and Shop)	
Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Brothel
Cemetery
Corrective Institution
Crematorium
Display home

USE

Dependant person's unit

Freeway service centre

Funeral parlour

Intensive animal husbandry

Landscape gardening supplies

Primary produce sales

Refuse disposal

Residential village

Shop

Transfer station

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Use of land

Conditions for all uses

- Use and development of land must comply with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.
- Must not adversely affect the amenity of the neighbourhood, including through the:
 - Transport of materials, goods or commodities to or from the land.
 - Appearance of any stored goods or materials.
 - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

An application to use land must be accompanied by the following information as appropriate:

- A current copy of the certificate of title to the land.
- An assessment of how the proposed use is consistent with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.
- The purpose of the use and the types of activities and processes which will be carried out.
- An assessment of the likely effects, if any, of the proposed use on adjoining land due to traffic access and parking, the delivery or dispatch of goods or materials, hours of operation, light spill or the emission of noise.
- The means of maintaining land not required for immediate use.
- An indication as to how the proposed use enhances Sir Jack Brabham Park.
- Proposed hours of operation.
- Measures proposed to address any likely effects.
- The type and quantity of goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge License is required from the Environment Protection Authority.

- Whether a license under the Dangerous Goods Act 1985 is required.

Decision Guidelines

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

- The effect that the use will have on nearby existing or proposed residential areas or other uses which are sensitive to potential off-site effects, having regard to any comments or directions from referral authorities.
- The effect that nearby uses may have on the proposed use.
- The drainage of the land.
- The effect on nearby roads of traffic to be generated by the proposed use.
- Whether the proposed use is compatible with a motor racing track use, and enhances the track as an entertainment and recreation destination.
- Adequacy of proposed car parking and traffic management measures.

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Subdivision

Application requirements

An application to subdivide land must be accompanied by the following information, as appropriate:

- A current copy of the certificate of title to the land.
- Unless each lot is to be provided with reticulated sewerage, a land assessment report by a qualified geotechnical expert demonstrating that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- An assessment of how the proposed subdivision promotes the purpose of the zone and this schedule to the zone, and will contribute positively to the orderly development of Sir Jack Brabham Park.
- A report stating how the proposed subdivision responds to the decision guidelines.
- Details of the proposed use of the land to be subdivided.
- A plan drawn to scale which shows:
 - The boundaries and dimensions of the existing site.
 - The boundaries and dimensions of the proposed subdivision.
 - The location of any existing and proposed buildings on the site.
 - The location of any existing buildings adjoining land within 20 metres of the site.
 - Adjoining roads.

Exemption from notice and appeal

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

Decision guidelines

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

- Any natural or cultural values on or near the land.
- The Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.
- The effect that the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance the motor racing track as an entertainment and recreation venue.
- The availability and provision of utility services.

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Buildings and works

Permit requirement

A permit is not required to:

- Carry out maintenance or rearrangement of buildings if the area and height of the building is not increased.
- Construct works which renew or maintain the on road or off road motor sport circuits, or tracks.
- Construct pedestrian pathways, seating, picnic tables, drinking taps, shelters, barbecues, rubbish bins, drainage or underground utilities.
- Plant or landscape an area if the plant material used is composed of indigenous plants generally local to the area and the works are in accordance with the Sir Jack Brabham Park Stage 1 Concept Plan February 1998.
- Construct buildings or works which are modifications necessary to comply with a direction under the Dangerous Goods Act 1985 or a Waste Discharge License, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.

Application requirements

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

- Copy of the certificate of title to the land.
- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - The relationship between the proposed building or works and the main existing and proposed features of the Sir Jack Brabham Park complex.
 - Adjoining roads.
 - Relevant ground levels.
 - Driveways and vehicle parking and loading areas.
 - Elevation drawings to scale which show the colour and materials of all proposed buildings and works.
 - Proposed stormwater drainage for buildings and paved surfaces.
 - Construction details of all drainage works, driveway, vehicle parking and loading areas.

- A landscaping plan which includes the description of any vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- A lighting plan that shows the artificial lighting levels proposed and any light spill onto surrounding properties.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act if the buildings or works are generally in accordance with Sir Jack Brabham Park Stage 1 Concept Plan February 1998, Kinhill Pty Ltd.

Decision guidelines

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

- Any relevant landscape plan prepared to the satisfaction of the responsible authority.
- Any natural or cultural values on or near the land.
- The interface to other existing development on the site.
- Site access, vehicle parking and loading.
- Lighting and the effectiveness of proposed baffles and screening techniques.
- The capability of the land to accommodate the proposed development, addressing site quality attributes, aspect, contour and drainage patterns and wastewater disposal.
- The impact of the proposed development on the adjoining land use and development
- The availability of and connection to services.
- The impact that the proposed development will have on traffic numbers in the vicinity.