

18/07/2013  
C82

**SCHEDULE 1 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ1**.

**HERITAGE GOLF AND COUNTRY CLUB**

**Purpose**

To provide for Stage Two of the Heritage Golf and Country Club Development in accordance with the Site Concept Plan forming part of this Schedule and an approved Development Plan as set out in 4.0 below.

**1.0**

28/04/2011  
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**Table of uses**

**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997
<b>Golf Course</b>	The requirements of Parts 2.0 and 4.0 must be met
<b>Dwelling</b>	Must be located on the Single Dwelling Lot shown on the Site Concept Plan.  Must be the only dwelling on the lot.  This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.  The requirements of Part 4.0 of this Schedule must be met.
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling.

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Animal keeping, Aquaculture and Intensive animal husbandry)</b>	

**Section 3 - Prohibited**

<b>Use</b>
<b>Animal keeping</b>
<b>Aquaculture</b>
<b>Intensive animal husbandry</b>

Use
<b>Dwelling (unless the Condition specified in Section 1 for a Dwelling is satisfied)</b>
<b>Any use in Section 2 where the Condition is not met</b>
<b>Any use not in Section 1 or 2</b>

**2.0**

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**Use of land**

Land shall be used in accordance with a Development Plan prepared in accordance with Part 4.0 to the satisfaction of the responsible authority.

The keeping of cats and dogs or horse riding is prohibited (and cannot be permitted by a Development Plan).

**3.0**

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**Subdivision**

A permit is required to subdivide the land.

In determining whether or not to grant a permit and in determining conditions which may be included, the responsible authority must have regard to:

- The Site Concept Plan included in this Schedule; and,
- Any relevant provision of a Flora and Fauna Management Plan or Traffic Plan affecting the land.

**4.0**

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**Buildings and works**

**All Land in the Zone**

No buildings or works may be constructed until a Development Plan for the land has been approved by the responsible authority in accordance with the requirements of Melbourne Water Corporation.

**Single Dwelling Lot shown on the Site Concept Plan**

A permit is required to construct a building or construct or carry out works for a dwelling, on the Single Dwelling Lot shown on the Site Concept Plan, and an application must meet the requirements of Clause 22.04 Siting and Design Policy for Buildings and Works in Non-Urban Areas.

A permit is not required for buildings and works, on the Single Dwelling Lot shown on the Site Concept Plan, for an alteration or extension to an existing dwelling with a floor area of no more than 50 square metres.

**Golf Course – All Other Land**

Except with a permit, the Development Plan must be generally in accordance with the Site Concept Plan included in this Schedule.

A permit is not required to construct a building or construct or carry out works where buildings/works are generally in accordance with an approved Development Plan.

The Development Plan must show:

- The golf course layout;
- The location (including building envelopes) and elevations of any buildings;
- A schedule of all external building materials and finishes;
- The location and details of all vehicle and pedestrian ways;
- The location and details of car parking areas on site;

- The location and details of any proposed outdoor advertising signs;
- Management of construction impacts on the environment;
- Staging of the development;
- Necessary traffic management and traffic control of works internal and nearby roadways;
- Provision for appropriate noise abatement measures particularly with respect to external noise sources; and,
- Provision for appropriate measures for the disposal of waste charges.

The Development plan may be amended at the request or with the consent of the owner of the land to which the plan relates, to the satisfaction of the responsible authority.

The Development Plan may be prepared in stages to the satisfaction of the responsible authority.

The development of the subject land must be in accordance with the Development Plan.

When making a decision on any aspect of the development which requires approval, the responsible authority must consult with and consider any comments made by the Shire of Yarra Ranges.

Prior to the approval of the Development Plan by the responsible authority, the following additional work is required:

**Archaeological Survey**

An Archaeological Survey of the development site must be undertaken to the satisfaction of the responsible authority. A management plan must be prepared in response to this survey if aboriginal archaeological sites are identified.

**Flood Flow/Storage Lines**

Flood flow/storage lines on the site must be identified in consultation with the Melbourne Water Corporation, to the satisfaction of the responsible authority.

No buildings or works may be constructed or carried out until the following requirements have been met.

**a) Flora and Fauna Management Plan**

Prior to the approval of a Development Plan, a management plan for significant flora and fauna on the site must be prepared to the satisfaction of the responsible authority in accordance with the requirements of the Department of Natural Resources and Environment. The proponent must confer with the responsible authority and the Department of Natural Resources and Environment in relation to the scope of the Plan prior to its preparation. The Plan must include a provision to the effect that all domestic pets are prohibited from being kept on the site.

Any development must be carried out in accordance with the provisions of the Flora and Fauna Management Plan, to minimise the ecological and biological disturbance and to the satisfaction of the responsible authority.

**b) Billabong/Wetlands and River Management Strategy**

A detailed strategy for the control and maintenance of the billabong/wetlands areas of the site and adjoining section of the Yarra River must be prepared to the satisfaction of the responsible authority in accordance with the requirements of the Department of Natural Resources and Environment and the Melbourne Water Corporation. The strategy must address the issues of water supply, quality and environmental amenity, and that of potential pollutant control.

**c) Earthwork Guidelines**

Guidelines for Earthworks on the site must be formulated in association with the Melbourne Water Corporation prior to the beginning of such works. All earthworks on the site must conform with these guidelines to the satisfaction of the responsible authority.

**d) Buildings and Works**

Prior to the erection of any building, a detailed geotechnical investigation of proposed foundations and floor levels for such buildings must be carried out to the satisfaction of the responsible authority.

The construction of all buildings must be undertaken in accordance with any requirements or conditions specified in any geotechnical reports to the satisfaction of the responsible authority.

**e) Traffic**

A detailed Traffic Plan for traffic management and traffic control works considered necessary for internal and nearby roadways must be prepared in consultation with adjoining residents to the satisfaction of the responsible authority.

**f) Land Rehabilitation**

Land surfaces disturbed or altered as the result of the erection or carrying out of buildings and works must be revegetated and stabilised to the satisfaction of the responsible authority.

**g) Landscaping**

A Landscape Plan prepared by a suitably qualified landscape architect must be submitted to the satisfaction of the responsible authority.

The Landscape Plan must incorporate a landscape program for each stage of the major tourist development and must include:

- A survey of all existing vegetation and natural features;
- Details of any vegetation to be removed or cleared;
- The area or areas set aside for landscaping;
- A schedule of proposed trees, shrubs, and ground cover which will include location and size at maturity of all plants, the botanical names of such plants and the location of all areas to be covered by grass, lawn, or other surface materials as specified; and,
- A schedule of excluded weed species not to be permitted as part of development.

Trees, lawn and shrubs must be planted in accordance with the landscape plan and the planting for the relevant stage of the proposed development must be carried out prior to the commencement of commercial operation of the stage of development.

The landscape planting must continue to be maintained to the satisfaction of the responsible authority.

All natural vegetation other than vegetation cleared for development must be maintained and managed in accordance with the approved Flora and Fauna Management Plan to the satisfaction of the responsible authority.

Following approval of the Development Plan, an Environmental Monitoring Committee must be formulated to oversee and consider the on-going use of the land. The Committee must comprise the proponent and representatives from each the following Government authorities:

- Department of Natural Resources and Environment
- Environment Protection Authority
- Melbourne Water Corporation
- Nillumbik Shire Council

- Yarra Ranges Shire Council
- A member of the local community appointed by the Minister

SITE CONCEPT PLAN TO SCHEDULE 1 TO THE SPECIAL USE ZONE

