

24/04/2014
C90**SCHEDULE 7 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7**.**GOLF COURSES****Purpose**

To provide for the use and development of land for golf courses and associated activities, including tourist activities.

To ensure that the use and development of land for golf courses and associated activities:

- Does not adversely affect the residential amenity of surrounding areas.
- Respects the neighbourhood character of the adjacent land and surrounding areas.
- Respects the natural environment and landscape values of the site and surrounding area.

1.024/04/2014
C90**Table of uses****Section 1 - Permit not required**

Use	Condition
Golf course	
Golf driving range	
Informal outdoor recreation	
Minor utility installation	
Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Convenience shop	
Education centre	
Gaming premises	
Group accommodation	
Market	
Minor sports and recreation facility (other than Golf course, Golf driving range, Informal recreation facility and Paintball games facility)	
Place of assembly	
Reservoir	
Residential Hotel	
Restaurant	
Restricted recreation facility	
Timber production	

Use	Condition
Any use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Group accommodation and Residential hotel)
Agriculture (other than Apiculture and Timber production)
Brothel
Child care centre
Cinema based entertainment facility
Display home
Extractive industry
Freeway service centre
Home occupation
Industry
Major sports and recreation facility
Motor racing track
Office
Paintball games facility
Retail premises (other than Convenience shop, Gaming premises, Market and Restaurant)
Saleyard
Service station
Tramways
Transport terminal
Veterinary centre
Warehouse
Winery

2.0

10/07/2008
C32

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.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.
- Noise generated by the use.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 37.01-2, the responsible authority must consider, as appropriate:

- The extent to which the use will contribute to the benefit of, and promote the golf course as a viable recreation and entertainment venue.
- The effect of the use on the amenity of the neighbourhood.

3.0**Subdivision**10/07/2008
C32

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.
- A report stating how the proposed subdivision will contribute to the benefit of, and promote the golf course as a viable recreation and entertainment venue.
- A report stating how the proposed subdivision responds to the decision guidelines detailed in this schedule.
- 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.
- A plan drawn to scale which shows:
 - The boundaries and dimensions of the existing site.
 - The location of any existing or proposed buildings on site.
 - The location of existing or proposed access to the site.
 - The location of any existing buildings on adjoining land.
 - The boundaries and dimensions of the proposed subdivision.
 - Adjoining roads.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 37.01-3, the responsible authority must consider, as appropriate:

- The extent to which the subdivision will contribute to the benefit of, and promote the golf course as a viable recreation and entertainment venue.
- Any natural or cultural values on or near the site.
- The availability and provision of utility services to the site.

4.0**Buildings and works**10/10/2013
C78

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

- A current copy of the Certificate of Title to the land.
- A neighbourhood and site description and design response, which is to include an assessment of existing vegetation and design response that minimises the impact on any significant vegetation.
- A plan drawn to scale which shows:
 - The site shape, size, orientation and easements.
 - Levels of the site and the difference in levels between the site and surrounding properties.
 - The location, height and purpose of any existing or proposed buildings and works on site.
 - The colour and materials of all proposed buildings.

- The location of existing and proposed access to the site, vehicle parking and loading areas.
- The location, height and purpose of any existing buildings on adjoining land where required to assess the impact of the height and bulk of the new development on the neighbourhood character.
- Adjoining roads.
- All external storage and waste treatment areas.
- A photomontage or scale model of the proposed development, if requested by the responsible authority, to illustrate how it will sit in the landscape and how it will appear from relevant vantage points in the neighbourhood.
- A landscape plan that shows:
 - The location of existing vegetation that is to be retained and removed.
 - The location of any vegetation to be planted and surfaces to be constructed.
 - A detailed planting schedule that responds to the local environment and places emphasis on indigenous species.
 - Replacement of environmental weeds listed in 'Environmental Weeds - Invaders of our Surf Coast' (2nd edition, 2002).
 - A detailed site management plan that provides measures to protect retained vegetation from damage during site works.
 - Recommended means of retaining mature trees as a preference to removal.
- Where a site has a slope exceeding 25%, a geotechnical report that addresses where relevant:
 - Potential for erosion, susceptibility to landslip or other land degradation.
 - The need to stabilise disturbed areas by engineering works or revegetation.

Unless the application is for minor alterations to existing buildings or works.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 37.01-4, the responsible authority must consider, as appropriate:

- The purpose of the schedule to the zone.
- Whether the proposed development will enhance the role of the golf course as an attractive recreation and entertainment venue.
- Any natural or cultural values on or near the site.
- The availability and provision of utility services to the site.
- The impact of the proposed development on native vegetation both on the site and on adjoining properties.
- Whether the height, bulk and design of buildings is in keeping with the low rise, low scale neighbourhood character.
- Whether the height, bulk and design of buildings sit naturally within the landscape, avoid breaking any visual ridgelines and generally appear subservient to the surrounding natural landscape setting.
- The adequacy of proposed landscaping to soften any buildings and works and create a landscape setting compatible with the natural surrounding environment.

- The treatment and disposal of all wastewater and drainage water, in particular the way in which wastewater will be collected, treated and re-used on site or discharged to a reticulated system.
- The impact that the proposed development will have on traffic in the vicinity of the site.
- The storage of rubbish and material for recycling.