

19/01/2006
VC37

SCHEDULE 1 TO THE SPECIAL USE ZONE

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

RACECOURSE

Purpose

To ensure that use and development of land associated with the Edenhope Racecourse does not prejudice the amenity of surrounding land.

To ensure that development takes place in an orderly and proper manner.

1.0

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Agriculture (other than animal husbandry)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Racecourse	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Leisure and recreation (other than racecourse)	
Market	
Place of Assembly	
Store (other than freezing and cool storage)	
Any other use not in Sections 1 or 3.	

Section 3 - Prohibited**USE**

Adult Sex Bookshop
Brothel
Cemetery
Corrective institution
Fuel Depot
Freezing and cool storage
Intensive animal husbandry
Transport terminal
Utility installation (other than Minor utility installation)

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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 of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, 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:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, hours of operation and light spill, solar access and glare.
- The means of maintaining areas not required for immediate 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 effect the subdivision will have on the potential of the land to accommodate the uses which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- The interface with adjoining land, especially the relationship with residential areas.

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Buildings and works

A permit is not required to construct a building or construct or carry out works shown on a development plan approved under this schedule.

Preparation of the development plan

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages. The responsible authority will consult with the Department of Sustainability and Environment prior to approving the development plan.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and details of development of each part of the land.
- A plan which clearly describes how native vegetation on the sites are to be managed.
- The development plan may be amended to the satisfaction of the responsible authority.