

SCHEDULE 9 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ9**.

TRARALGON GOLF COURSE**Purpose**

- To provide for the use and development of a private golf course and associated uses.
- To ensure that the use and development of land for the purpose of private a golf course and associated uses does not prejudice the amenity of the surrounding areas.
- To ensure that the use and development of land for a golf course and associated activities retains and enhances biodiversity and landscape values of the site.

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

Use	Condition
Automated collection point	Must meet the requirement of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Caretakers house	
Car park	Must be associated with use of land for a golf course.
Golf course	
Golf driving range	
Informal outdoor recreation	Must be in conjunction with the use of land for a golf course.
Office	Must be ancillary to a golf course.
Restricted recreation facility	
Shop	Must be ancillary to a golf course.
Store	Must be used in conjunction with the use of land for a golf course.
Any use listed in Clause 62.10	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Energy generation facility (except waste to energy facility)	
Fuel depot	Must be ancillary to golf course.
Freezing and cool storage	Must be ancillary to a golf course or another Section 2 use.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use	Condition
Accommodation (other than caretakers house)	
Car sales	
Convenience restaurant	
Earth and energy resources industry	
Gambling premises	
Industry (other than automated collection point)	
Landscape garden supplies	
Manufacturing sales	
Primary produce sales	
Recreational boat facility	
Transport terminal	
Waste to energy facility	

2.0

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Use of land

The use of the land must not adversely affect the amenity of surrounding properties, including through:

- Increased traffic and car parking generated by the use, including waste collection;
- Transportation of materials, goods and commodities;
- Appearance of any building, works or materials; and
- Emission of noise, vibration, artificial light, odour, dust, wastewater, waste products, oil or similar

Application Requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- How the proposed use supports, or is ancillary to the use of land for a golf course;
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials (including waste collection), hours of operation and potential light spill; and
- A statement of how the proposed use achieves or is complementary to the purpose of this Schedule.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate by the responsible authority:

- The purpose of the zone

- The need for the proposed use, and the extent to which the use will contribute to the benefit of, and promote the golf course as a viable recreation and community venue
- The effect of traffic to be generated on the existing road network
- Any impacts upon the amenity of the surrounding area
- The provision of car parking
- Any impact on biodiversity and landscape values
- The provision of landscaping

3.0

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Subdivision

None specified

4.0

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Buildings and works

No permit is required to construct a building or construct or carry out works for the following:

- Earthworks associated with maintenance of the existing golf course.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 51(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and review the review of rights of Section 82(1) of the Act.

Decision Guidelines

The following decision guidelines only apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of the schedule to the zone
- The need to minimise any adverse impact on the biodiversity and landscape values of the site
- Views to and from the site
- Whether the height, bulk and design of buildings is in keeping with the low rise, low scale neighbourhood character
- The footprint of the buildings and the potential to collect and reuse rainwater
- The provision of screened areas for the collection and storage of rubbish and material for recycling

5.0

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Signs

None specified