

19/01/2006
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ3.

JALLUKAR HILLS WINE VILLAGE**Purpose**

To provide for the use, development and subdivision of the land for a tourism based development including a vineyard, winery, wine village conference centre and accommodation.

To provide for the sustainable use of land for extensive animal husbandry and crop raising.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Animal Keeping	Must be no more than 5 animals
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
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 (other than Rice growing and Timber production)	
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19

Section 2 - Permit required

USE	CONDITION
Any use not in Section 1 or 3.	

Section 3 - Prohibited

USE
Brothel
Cinema based entertainment facility
Shop (other than Convenience shop and Equestrian supplies)

2.0 Use of land

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A lot may be used for one or more dwellings provided the following requirements are met:

- Access to a dwelling must be provided via an all weather road with dimensions adequate to accommodate emergency vehicles to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes to the satisfaction of the responsible authority.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

3.0 Subdivision

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A permit is required to subdivide land.

Each lot must be 40 hectares.

A permit may be granted to create smaller lots if

- The subdivision is generally in accordance with the concept plan attached to this Schedule referred to as Jallukar subdivision plan 2003, Number JOB 2103, dated March 2003 prepared by Peddle Thorpe architect.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

Decision guidelines

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

- The consistency of the proposed subdivision with the concept plan.
- How the subdivision responds to the use of the adjoining land, especially the relationship with rural areas.
- The need to provide environmentally sensitive treatments within the subdivision.

4.0 Buildings and works

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A permit is required to construct or carry out the following:

- A building or work associated with a use in Section 2 of the Clause.
- A building which is within any of the following setbacks
 - 100 metres from a Road Zone Category 1.
 - 40 metres from a Road Zone Category 2.
 - 20 metres from any other road.
 - 5 metres from any other boundary.

- 100 metres from a dwelling not in the same ownership.
- 100 metres from a waterway, wetlands or designated flood plain.
- A dam which is any of the following
 - A capacity greater than 3000 cubic metres.
 - On a permanent waterway.

Application requirements

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

A plan drawn to scale which shows:

- The boundary and dimensions of the site.
- Adjoining roads;
- Relevant ground levels;
- All driveways, car parking and loading areas;
- Proposed landscape areas;
- All external storage and waste treatment areas.
- Existing trees and vegetation.
- Elevations drawn to scale showing the colour and materials of all buildings and works;
- Construction details of all drainage works, driveways, driveways, vehicle parking and loading areas;
- A landscape layout which includes the description of the vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision Guidelines

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

- The purpose of the zone
- The interface with the adjoining land, especially the relationship with rural areas.
- The provision for landscaping and beautification.
- The protection of significant native vegetation.
- The impact of storm water run-off.
- The treatment and disposal of all waste water and drainage water.
- The adequacy and efficiency of access/egress points to the site.
- The storage of rubbish and materials for recycling.
- The provision of car parking.
- Loading and service areas.
- The effect of the proposed buildings and works on the rural area including the effects of noise and lighting on the surrounding rural area.

- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal of the soil and the water quality and by the emission of noise, dust and odour.

Design and siting issues

- The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or work.
- The height, siting and form of the proposed buildings.
- The impact of the use or development on the existing and surrounding rural uses.
- The location of any building or works with respect to the natural environment, major roads, vistas and view features and measures to be undertaken to minimise any adverse impacts.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.
- The location and design of existing and proposed infrastructure services including gas, water drainage, telecommunications and sewerage facilities.
- The appearance and bulk of the buildings having regard to the adjoining and nearby land, especially the relationship with rural areas, the Pomonal-Ararat Road and the Grampians National Park.

5.0

Advertising signs

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Advertising requirements are at Clause 52.05. This zone is in Category 4.

SUBDIVISION CONCEPT PLAN

(refer 3.0 Subdivision)

