

03/05/2018
C353

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**.

GEELONG SHOWGROUNDS AND RACECOURSE, AND BECKLEY PARK

Purpose

To encourage the use and development of the Geelong Showgrounds, Racecourse and Beckley Park for a range of entertainment, recreational, commercial and community activities.

To encourage a variety of uses of the land and buildings within the Geelong Showgrounds and Racecourse facility and Beckley Park in order to enable their usage throughout the year.

To ensure that the combination of uses, their hours of operation and the form of any development do not prejudice the amenity of surrounding areas.

1.0

Table of uses

03/05/2018
C353

Section 1 - Permit not required

Use	Condition
Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)	
Caravan and camping park	Provided use is in association with other uses.
Caretaker's house	
Equestrian supplies	Must be in conjunction with activities/ events at the showgrounds or racecourse.
Exhibition centre	
Function centre	
Major sports and recreation facility	
Market	Must not occupy the land for a period greater than seven consecutive days.
Minor sports and recreation facility (other than outdoor recreation facility)	
Motor racing track	
Retail premises	Must not occupy the land for a period greater than seven consecutive days and not more frequently than twice in any 12 month period.
Showground	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Shop	Must be in conjunction with activities/ events at the showgrounds or racecourse.
Veterinary centre	Must be in association with a racecourse
Any use in Section 1 if the condition is not met	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Convenience restaurant
Dog breeding
Extensive animal husbandry
Intensive animal husbandry

2.0

03/05/2018
C353

Use of land

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 use of land must not adversely affect the amenity of the neighbourhood by:
 - traffic and car parking generated by the use
 - noise generated by the use
 - any events or functions held on the site
 - the transport of materials or goods to or from the land
 - the appearance of any building, works or materials.
- Any use of the Showgrounds, racecourse or Beckley Park must comply with the applicable State Environment Protection Policy of the Environment Protection Authority.

3.0

03/05/2018
C353

Subdivision

None specified.

4.0

03/05/2018
C353

Buildings and works

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:

- a plan drawn to scale which shows
- the boundaries and dimensions of the site
- adjoining roads
- relevant ground levels
- the layout of existing and proposed buildings and works
- driveways and vehicle parking and loading areas

- proposed landscape areas
- external storage and waste treatment areas
- elevation drawings to scale which show the colour and materials of all buildings and works
- construction details of all drainage works, driveways and vehicle parking and loading areas
- a landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

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 provision of car parking
- any increase in traffic generation
- the height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries)
- the interface of the site with adjoining zones
- the provision of land for landscaping
- the storage of rubbish and materials for recycling.

5.0

Advertising signs

03/05/2018
C353

Advertising sign requirements are at Clause 52.05. All land located within Beckley Park is in Category 2. No more than two major promotional signs can be permitted at Beckley Park and these signs must not exceed 15 metres in height. All other land is in Category 3.