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SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

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

GOULBURN VALLEY HARNESS AND GREYHOUND RACING PRECINCT

Purpose – General

- To provide for the use and development of the land for harness and greyhound related purposes and a range of uses as set out in Precincts A and B.

Purpose – Precinct A – Harness and greyhound racing facility

- To provide for use and development for harness and greyhound racing and a range of entertainment, recreational, commercial and community activities in Precinct A in a planned and orderly manner.
- To encourage the multiple use of land and buildings in Precinct A in order to facilitate its usage throughout the year.

Purpose – Precinct B – Harness racing related services precinct

- To encourage use and development in Precinct B that is compatible in use, density, scale and character with Precinct A and that benefits from the close proximity of the harness and greyhound racing facility in Precinct A.
- To ensure that use and development in Precinct B does not negatively impact on the ongoing operations of the harness and greyhound racing facility in Precinct A and occurs in an orderly manner, subject to the provision of appropriate infrastructure.

1.0

Table of uses

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Precinct A – Harness and greyhound racing facility

Section 1 - Permit not required

Use	Condition
Exhibition Centre	Must not operate for more than 3 consecutive days.
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Place of assembly	Must be directly associated with the harness racing or greyhound racing industry.
Race course	
Stone exploration	Must not be costeaning or bulk sampling
Veterinary centre	Must be directly associated with the harness racing or greyhound racing industry.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution)	Must be directly associated with the harness racing or greyhound racing industry.
Retail premises (other than Adult sex bookshop, Convenience shop or Equestrian supplies)	Must be directly associated with the harness racing or greyhound racing industry.
Rural Industry	Must be directly associated with the harness racing or greyhound racing industry.
Store (other than Freezing and cool storage)	Must not be a purpose listed in the table to Clause 52.10
Any use not listed in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Brothel
Child care centre
Cemetery
Corrective institution
Freezing and cool storage
Industry (other than Rural Industry)
Intensive animal husbandry
Transport terminal
Warehouse (other than store)

Precinct B – Harness Racing Related Services Precinct

Section 1 - Permit not required

Use	Condition
Agriculture (other than Animal husbandry, Aquaculture, Rice growing and Timber production)	
Animal training	Must be directly associated with the harness racing industry. Must be conducted by a person registered in respect of harness racing under Part II of the Racing Act 1958.
Dependent Persons Unit	Must be the only dependent person's unit on the lot.
Horse stables	Must be directly associated with the harness racing industry. Must be conducted by a person registered in respect of harness racing under Part II of the Racing Act 1958.
Home occupation	
Informal outdoor recreation	

Minor utility installation

Railway

Tramway

Any use listed in Clause 62.01 Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Bed and Breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Convenience shop	The site must not have direct access to a rural freeway.
Dwelling (other than Bed and breakfast)	Must be used in conjunction with the horse stables or harness racing training facilities conducted on the lot. Must be occupied by a person registered in respect of harness racing under Part II of the Racing Act 1958.
Place of assembly	Must not be used for more than 10 days in a calendar year.
Primary produce sales	Must not be within 100m of a dwelling in separate ownership. The area used for the display and sale of primary produce must not exceed 50 square metres.
Rural Industry	Must be directly associated with the harness racing industry.
Store (other than Freezing and cool storage)	Must not be a purpose listed in the table to Clause 52.10
Any use not listed in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Brothel
Child care centre
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Industry (other than Rural Industry)
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Retail premises (other than Convenience shop and Equestrian supplies)
Transport terminal

Warehouse (other than store)

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- A permit is required to use land for the purpose of a dwelling or dependent person's unit and the following requirements must be met:
- The dwelling use is in conjunction with horse stables or harness racing training facilities conducted on the lot.
- The occupier of the land is a person registered in respect of harness racing under Part II of the Racing Act 1958. For the avoidance of doubt, a dwelling may only be occupied by a person registered in respect of harness racing under Part II of the Racing Act 1958, together with their domestic partner and any dependants.
- There is only one dwelling on the lot.
- The permit includes a condition requiring the owner of the land to enter into an agreement with the responsible authority under section 173 of the Act. The agreement must be recorded on the certificate of title to the land prior to the commencement of the use of the dwelling and the agreement must require that:
 - the use of the dwelling must be in conjunction with harness racing training facilities or horse stables on the lot; and
 - the occupier of the land must be a person registered in respect of harness racing under Part II of the Racing Act 1958.
 - 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:
- The purpose of the use and the types of activities that will be carried out.
- The likely effects, if any, on the amenity of the neighbourhood, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill.
- A Traffic Impact Assessment having regard to the Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016.
- For a Rural Industry or Store:
 - The type and quantity of goods to be stored, processed or produced.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.
- 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.
 - Noise emission levels when measured in the investigation area outside of the SUZ4 Precinct must not exceed a maximum level of 45dB(A) LEQ.
 - Noise emission levels when measured in Precinct B must not exceed the following levels:
 - Public Address Systems 55db(A) LEQ.
 - Music or Concerts 65db(A) LEQ measured outside any residential property.

The number of car spaces to be provided on the land for any use in Precinct A must be to the satisfaction of the responsible authority, having regard to an assessment of the anticipated car parking demand.

- A lot used for a dwelling or a dependent person's unit must meet the following requirements:
 - Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - 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 firefighting purposes.
 - The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Any application for the use of land within Precinct A is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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:

- How the use relates to the purposes of this schedule.
- The capability of the land to accommodate the use, including the disposal of effluent.
- How the use relates to sustainable land management.
- Whether the site is suitable for the use and whether the proposal is compatible with adjoining and nearby land uses.
- For land in Precinct B:
 - Whether the use will support and enhance harness racing training facilities or horse stables.
 - Whether the use will permanently remove land from harness racing training facilities or horse stables.
- The potential for the use to limit the operation and expansion of adjoining and nearby agricultural uses.
- For an application to use land for a dwelling:
 - Whether the dwelling is reasonably required for the operation of the activity conducted on the land.
 - Whether the dwelling is to be occupied by a person registered in respect of harness racing under Part II of the Racing Act 1958.
- Whether the dwelling will adversely affect the operation or expansion of the Harness and Greyhound Racing Facility.
- Whether the use will require any traffic management measures having regard to the Goulburn Valley Harness and Greyhound Racing Precinct.

3.0

Subdivision

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- A permit is required for subdivision of land in Precinct B and the following requirements must be met:
- Each lot to be created is at least 4,000m².
- The permit includes a condition requiring the owner of the land to enter into an agreement with the responsible authority under section 173 of the Act. The agreement must be recorded on the certificate of title to the land prior to the issue of a statement of compliance for the subdivision and the agreement must:

- require that each lot created by the subdivision be used for the purposes of harness racing training or horse stables; and
- inform future land owners that the land is located in proximity to the Goulburn Valley Harness and Greyhound Racing Precinct and the land may be adversely affected by air emissions and noise.

This requirement does not apply to an application to subdivide land in Precinct B by a public authority or utility service provider to create a lot for a utility installation.

The following application requirements apply to an application for a permit to subdivide land in Precinct B 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:

- Details of how the proposed subdivision will facilitate the future use of the land for harness racing related services.
- An Infrastructure Provision Plan that must be prepared to the satisfaction of the responsible authority and be generally in accordance with the 'Infrastructure Design Manual' of the responsible authority. The Infrastructure Provision Plan must address, or include, the following matters, as appropriate:
 - The provision, staging and timing of stormwater drainage works, both internal and external to the precinct.
 - The provision, staging and timing of any road works.
 - Any other infrastructure or related matters reasonably required by the responsible authority in association with the development of the land.
 - The location and nature of infrastructure services to be associated with the development.
 - Environmentally sustainable design principles for all infrastructure to ensure efficient and sustainable use of water.
 - How the stormwater management system and the sewerage system interrelates and responds to the principles of water sensitive design and establishes a mechanism to improve water quality for re-use or when exiting from the development site.
 - A stormwater management plan for the whole of the Precinct that demonstrates there are no off-site flooding impacts.
 - Details of any sewerage treatment plant for the development, including:
 - treatment technology;
 - construction standards;
 - operational procedures;
 - maintenance program; and
 - a risk assessment of possible plant upset conditions and malfunctions and how these can be responded to including the potential for odours to be generated from sludge drying bays.
 - The landscaping of any land.
 - The provision of public open space and land for any community facilities.
 - How it is proposed to provide for a reticulated recycled water supply system to all residential and other uses.
 - The location and method of operation of the sewerage treatment plant and the identification of appropriate buffers based on the type of treatment system to be used.
 - How the provision, design and operation of the stormwater management system, the sewerage treatment system and reticulated water system responds to the State Environment Protection Policy (Waters of Victoria) 2003, Gazette 4/6/2003.

- The appropriate staging of infrastructure and establishes a management system for co-ordination of infrastructure provision.

The Infrastructure Provision Plan must state that the provision of all infrastructure reasonably required for the development of the land, whether within or outside the developable area, is at no cost to the responsible authority.

Any application for subdivision of land within Precinct A is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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:

- How the subdivision relates to the purposes of this schedule.
- The layout of the subdivision.
- Access arrangements.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.
- The capability of the land to accommodate necessary infrastructure, including the disposal of effluent.
- Whether the subdivision will require any traffic management measures having regard to the Goulburn Valley Harness and Greyhound Racing Precinct.

4.0

Buildings and works

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

- Crop raising, extensive animal husbandry or informal outdoor recreation.
- A rainwater tank with a capacity of more than 4500 litres.

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 that shows:
 - The boundaries and dimensions of the site and of each lot.
 - Adjoining roads.
 - The location, height and purpose of buildings and works.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.

An application to construct a building or construct or carry out works in Precinct A is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application to construct a building or construct or carry out works in Precinct B associated with a Section 1 use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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:

- How the development relates to the purposes of this schedule.
- For land in Precinct B:
 - Whether the development will support and enhance harness racing training facilities or horse stables.
 - Whether the development will permanently remove land from harness racing training facilities or horse stables.
- The need to locate buildings in one area to avoid any adverse impacts on surrounding uses.
- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts including the visual impact on the landscape.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- The impact of the proposal on the natural physical features and resources of the area.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.
- The views of the Goulburn Broken Catchment Management Authority.
- For applications within 160 metres of the high pressure gas pipeline, the views of the relevant operator.
- Whether the subdivision will require any traffic management measures having regard to the Goulburn Valley Harness and Greyhound Racing Precinct.

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Advertising signs

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None specified.