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SCHEDULE 7 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7**.

Horse Training And Equine Services Precinct

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage the use and development of equine services and related uses, including horse training, that benefit from locating close to the Kyneton Racecourse.

To provide for the subdivision of land to facilitate its use and development for equine related purposes.

To facilitate on-site caretaker’s accommodation in conjunction with the use of a parcel of land for horse trainers and other equine industry service providers and their employees.

To allow for a minimal amount of short term accommodation in the precinct.

To protect the amenity and environmental values of the area, including the Campaspe River environs, and enhance the character of the precinct.

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Table of uses

Section 1 - Permit not required

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

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast, Residential hotel and Motel)	Must be directly associated with the equine industry
Agriculture (other than Aquaculture, Broiler farm, Cattle feedlot and Crop raising)	Must be directly associated with or service an equine industry.
Bed and breakfast	
Residential hotel	
Horse Stables	
Motel	
Office	Must be directly associated with an equine activity
Rural Industry	Must be directly related to the equine industry
Shop (other than Adult sex bookshop)	Must service the equine industry
Store (other than Freezing and Cool Storage)	
Veterinary Centre	
Any use not listed in Section 1 or 3	

Section 3 – Prohibited

Use
Aquaculture
Adult sex bookshop
Brothel
Broiler farm
Cattle feedlot
Cemetery
Child care centre
Corrective institution
Crop raising
Freezing and Cool Storage
Industry (other than Rural Industry)
Leisure and Recreation
Place of Assembly
Pleasure Boat Facility
Retail Premises (other than Shop)
Transport Terminal
Warehouse (other than Store)

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Use of land

Application requirements

An application to use land must be accompanied by the following information as appropriate:

- A description of the proposed use and of how it relates to an equine industry or service.
- Details of the proposed activities that will be carried out on site.
- Hours of operation.
- Estimated number of employees on site at any one time.
- Plans showing the location of the different uses and activities proposed.
- A waste management plan, including measures for the treatment of smells, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit and / or oil.
- Details of whether the proposed use will result in horse training or horse riding adjacent to the Campaspe River.
- A car parking plan and traffic report outlining likely vehicle movements and car parking demand and supply both on and off site; horse and pedestrian movements both on and off site; access arrangements; and loading and unloading arrangements.
- The likely effects (if any) on adjoining land of noise, traffic, hours of delivery, dispatch of goods and materials, hours of operation and light spill.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.01, the responsible authority must consider as appropriate:

- How the proposed use achieves the purpose of the zone.

- Whether any proposed use for accommodation (other than Bed and breakfast, Residential hotel and Motel) has demonstrated a direct association with the equine industry. In determining whether an accommodation use meets this requirement, the responsible authority must consider whether the accommodation is needed to support an equine use on the site or in other parts of the horse training and equine services precinct.
- The impact of the proposed use on the amenity of the neighbourhood, or on the use or development of adjoining land, including through:
 - Traffic and car parking generated by the proposed use and the impact of expected vehicle movements on horse and pedestrian accessibility.
 - The transport, loading and unloading of horses, materials, goods or commodities to or from the site.
 - The emission of noise, artificial light, vibration, smells, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - The hours of operation.
 - The compatibility of the use with surrounding land uses.
- The potential impact of the use on the character and environmental health of the Campaspe River environs.
- The *National Airports Safeguarding Framework Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports*.
- The *National Airports Safeguarding Framework Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports*.

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Subdivision

A permit is required to subdivide land.

Application requirements

An application to subdivide land must be accompanied by the following information:

- Details of how the proposed subdivision will facilitate the use of the site for equine related activities.
- Details of how the proposed subdivision allows for an improved movement network, including linkages with any equine trails and to the racecourse.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.01, the responsible authority must consider as appropriate:

- How the proposed subdivision relates to the purpose of this zone
- The layout and lot dimensions of the subdivision

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Buildings and works

A permit is required to construct a building or construct or carry out works.

Application requirements

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

- Fully dimensioned site, layout and elevation plans, drawn to scale, which show:

- The boundaries and dimensions of the site.
 - Details and location of any existing buildings, trees or features on the land.
 - Details of external materials, finishes and colours.
 - Details of the size and location of all windows and doorways.
 - Existing and proposed fencing.
 - Adjoining roads.
 - Relevant ground levels.
 - All driveway, car parking and loading areas, including construction details.
 - All external storage areas.
 - The location of plant and equipment.
 - Refuse disposal areas.
 - The location and details of any existing or proposed external lighting.
 - The location of wash down areas.
- A landscape plan drawn by a suitably qualified expert, including dimensions of landscaped areas, species of plantings (which must not be toxic to animals), the number of proposed plantings and the method of watering and maintaining all landscaped areas.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.01, the responsible authority must consider as appropriate:

- How the proposed buildings and works relate to the purpose of the zone.
- Whether the proposed buildings and works integrate with the character of the adjacent residential area and Campaspe River environs in terms of scale, bulk, articulation, colours and materials.
- The impact of the proposed buildings and works on the amenity of nearby residential areas.
- The visual impact of the proposed development as viewed from the public domain.
- The *National Airports Safeguarding Framework Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports*.
- The *National Airports Safeguarding Framework Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports*.

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Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.