

13/09/2010  
VC63**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ2**.

**ROYAL MELBOURNE SHOWGROUNDS****Purpose**

To recognise that the Royal Melbourne Showgrounds is a major educational, recreational and entertainment resource of State and Metropolitan significance.

To recognise the Royal Melbourne Show as an event of major cultural and social significance.

To encourage the use and development of the Royal Melbourne Showgrounds for the Royal Melbourne Show and in the non-Show period for a range of entertainment, recreational, commercial and community events and activities.

To provide the physical facilities for the Royal Agricultural Society of Victoria Limited to achieve its mission and objectives.

To encourage the multiple use of land and buildings within the Royal Melbourne Showgrounds in order to facilitate its usage throughout the year for events and other activities.

To facilitate office, retail, entertainment, leisure and other uses within the showgrounds on land not required for the staging of the Royal Melbourne Show.

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

To ensure that the future use and development of the Royal Melbourne Showgrounds occurs in a planned and orderly manner generally in accordance with the Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004 which is an incorporated document in this Scheme.

**1.0**13/09/2010  
VC63**Table of uses****Section 1 - Permit not required**

<b>USE</b>	<b>CONDITION</b>
<b>Accommodation (other than Corrective institution)</b>	
<b>Agriculture (other than Aquaculture and Timber production)</b>	
<b>Art and craft centre</b>	
<b>Car park</b>	
<b>Child care centre</b>	
<b>Education centre (other than Primary school and Secondary school)</b>	
<b>Industry (other than Abattoir, Motor repairs, Refuse disposal, Sawmill and Transfer station)</b>	Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10 The land must be at least the following distances from land (not a road) which is in a residential zone, Business 5 Zone, Capital City Zone or Docklands Zone, land

USE	CONDITION
	<p>used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose listed in the table to Clause 52.10.</li> <li>▪ 30 metres, for a purpose not listed in the table to Clause 52.10.</li> </ul> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> <li>▪ Transport of materials, goods or commodities to or from the land.</li> <li>▪ Appearance of any stored goods or materials.</li> <li>▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</li> </ul>
<p><b>Leisure and recreation (other than Motor racing track and Major sports and recreation facility)</b></p> <p><b>Mineral exploration</b></p>	
<p><b>Mining</b></p>	<p>Must meet the requirements of Clause 52.08-2.</p>
<p><b>Minor utility installation</b></p> <p><b>Office</b></p> <p><b>Place of Assembly (other than Drive in theatre)</b></p>	
<p><b>Research centre</b></p> <p><b>Retail premises (other than Motor vehicle, boat, or caravan sales, Timber yard and Gambling premises)</b></p> <p><b>Saleyard</b></p>	
<p><b>Search for stone</b></p>	<p>Must not be costeaning or bulk sampling</p>
<p><b>Veterinary centre</b></p>	
<p><b>Warehouse</b></p>	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10. The land must be at least the following distances from land (not a road) which is in a residential zone, Business 5 Zone, Capital City Zone or Docklands Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school:</p> <ul style="list-style-type: none"> <li>▪ The threshold distance, for a purpose</li> </ul>

<b>USE</b>	<b>CONDITION</b>
	<p>listed in the table to Clause 52.10.</p> <ul style="list-style-type: none"> <li>▪ 30 metres, for a purpose not listed in the table to Clause 52.10.</li> </ul> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> <li>▪ Transport of materials, goods or commodities to or from the land.</li> <li>▪ Appearance of any stored goods or materials.</li> <li>▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</li> </ul>

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### Winery

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### Section 2 - Permit required

<b>USE</b>	<b>CONDITION</b>
Abattoir	
Aquaculture	
Drive-in theatre	
Fuel depot	
Gambling premises	
Industry (other than Abattoir, Motor repairs, Refuse disposal, Sawmill and Transfer station)	If the Section 1 condition is not met.
Major sports and recreation facility	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Mining	If the Section 1 condition is not met.
Motor vehicle, boat, or caravan sales	
Primary school	
Sawmill	
Transfer station	
Search for stone	If the Section 1 condition is not met.
Secondary school	
Timber production	
Timber yard	
Utility installation (other than Minor utility installation)	

<b>USE</b>	<b>CONDITION</b>
Warehouse	If the Section 1 condition is not met.
<b>Any other use not in Section 1 or 3</b>	

### Section 3 - Prohibited

<b>USE</b>
Brothel
Cemetery
Corrective institution
Crematorium
Extractive industry
Hospital
Motor racing track
Motor repairs
Refuse disposal

## 2.0

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### Use of land

## 2.1

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### Noise

The use of land must be managed in accordance with the following noise limits.

- The use of land for the purposes of commerce, industry and trade shall comply with State Environment Protection Policy N-1 Control of Noise from Commerce Industry and Trade.
- The use of land for the purposes of musical functions (outdoor) musical functions (indoor) and the operation of public address equipment shall comply with State Environment Protection Policy N-2 Control of Music Noise from Public Premises and relevant Environment Protection Authority guidelines.

A permit is required to use land (unless exempt under Clause 2.5) for the purpose of musical events (outdoor) where the number of such events in any financial year exceeding 55 dB(A) measured outside any residence exceeds three. The views of the Environment Protection Authority shall be sought.

## 2.2

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### Parking

The use of land (unless exempt under Clause 2.5) must be managed in accordance with the Parking Precinct Plan in the Schedule to Clause 52.06-2.

## 2.3

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### Land management

Prior to the use of land for the purpose of Place of assembly or Leisure and recreation including Major sports and recreation facility, other than the annual Royal Melbourne Show, a Land Management Plan setting out management arrangements in respect of that use shall be prepared to the satisfaction of the responsible authority.

Any Place of assembly use or Leisure and recreation event for which no permit has been obtained must conform to the requirements of the Land Management Plan to the satisfaction of the responsible authority.

The Plan may set out, if appropriate, management arrangements in respect of any other use.

The Royal Agricultural Society of Victoria Limited shall establish a Consultative Group comprising the Royal Agricultural Society of Victoria Limited, the Melbourne City Council, the Moonee Valley City Council, the Environment Protection Authority and a local community representative. The Consultative Group shall operate in accordance with protocols prepared by the Royal Agricultural Society of Victoria Limited to the satisfaction of the responsible authority. The Consultative Group shall consider management arrangements prepared under this clause.

Such arrangements must include but are not limited to the following:

### **Noise Management**

- appropriate locations for particular events.
- noise mitigation works to be put in place on a temporary or permanent basis and in stages if appropriate.
- noise measurement procedures where there is a reasonable possibility that the noise associated with a particular event may exceed 50dB(A) when measured from the nearest residence.
- noise limiting procedures.

### **Traffic and Parking Management**

- traffic mitigation works to be put in place on a temporary or permanent basis and in stages if appropriate and including nomination of the party responsible for the cost of such works.
- traffic management procedures for particular events, in co-operation with the Victoria Police, Melbourne City Council and Moonee Valley City Council.
- public transport management procedures for particular events in co-operation with the Public Transport Corporation or its successor.
- parking area management procedures including location, ingress and egress points, vehicle capacity, hours of operation and staffing.

### **Event Management**

- event management arrangements prepared by the Royal Agricultural Society of Victoria Limited which shall form part of licensing requirements between the land owner and any event operator.
- hours of operation.

### **Approval of Land Management Plan**

The responsible authority may approve a Land Management Plan for any stage of the proposed use or may approve separately one or more components of the Plan.

At the request or with the consent of the owner of the land, the Plan or any stage may be amended to the satisfaction of the responsible authority.

## 2.4 Application requirements

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

- the extent to which the use is consistent with the Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004.
- the anticipated number of patrons to be generated.
- the anticipated times of operation of the use.
- the extent to which the use is consistent with the Land Management Plan approved by the responsible authority, and any special management arrangements proposed.
- the extent to which the use is consistent with the Royal Melbourne Showgrounds Parking Precinct Plan.
- any significant social or economic effects.

## 2.5 Exempt use

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A permit is not required to use land for the purpose of events held during the annual Royal Melbourne Show conducted by the Royal Agricultural Society of Victoria Limited.

## 2.6 Exemption from notice and appeal

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An application to use land for the purpose of Major sports and recreation facility 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 appeal rights of Section 82(1) of the Act where the use is generally in accordance with the Land Management Plan to the satisfaction of the responsible authority.

## 2.7 Decision guidelines

19/01/2006  
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Before deciding on an application, or whether a Land Management Plan is to its satisfaction the responsible authority must consider, as appropriate.

- The purpose specified in this schedule.
- The management of noise and parking anticipated to be generated by the use.
- The impact of traffic generated by the use.
- Points of vehicular and pedestrian access to and from the land and whether they are suitably located.
- The provision for car parking, including the layout of car parking areas and access to them, and the availability of car parking on adjoining land at the Flemington Racecourse and the extent to which the use is consistent with the Royal Melbourne Showgrounds Parking Precinct Plan.
- The amenity of the adjoining area.
- The frequency of any proposed event.
- The impact of hours of operation of the use on neighbouring areas, particularly with respect to night time use.
- The Royal Agricultural Showgrounds Melbourne Conservation Plan, April 1997.
- The views of the Melbourne City Council and Moonee Valley City Council.
- The views of the Environment Protection Authority.
- The Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004.

### **3.0 Subdivision**

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#### **3.1 Permit requirement**

19/01/2006  
VC37

A permit is required to subdivide land.

#### **3.2 Exemption from notice and appeal**

19/01/2006  
VC37

An application 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 appeal rights of Section 82(1) of the Act.

This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

#### **3.3 Decision guidelines**

19/01/2006  
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Before deciding on an application, the responsible authority must consider, as appropriate:

- The purpose specified in this schedule.
- Points of vehicular and pedestrian access to and from the land and whether they are suitably located.
- The provision for car parking including the layout of car parking areas and access to them, and the availability of car parking on adjoining land at the Flemington Racecourse.
- The views of the Melbourne City Council and Moonee Valley City Council.
- The Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004.

### **4.0 Buildings and works**

19/01/2006  
VC37

#### **4.1 Permit requirement**

19/01/2006  
VC37

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

A permit is not required to construct a building or construct or carry out works for any of the following:

- Buildings or works associated with events only held during the annual Royal Melbourne Show conducted by the Royal Agricultural Society of Victoria Limited.

#### **4.2 Application requirements**

19/01/2006  
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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 location, height, dimensions, elevations and floor area of all proposed buildings and works including advertising signs.
- The proposed use of each building.
- The acoustical performance characteristics of each building.
- Points of vehicular and pedestrian access to and from the land.

- The location, height and use of buildings and works on adjoining land.
- The location and layout of all car parking areas and access to and from them in accordance with the Royal Melbourne Showgrounds Parking Precinct Plan.
- Landscaping areas.
- Provision for the loading and unloading of vehicles and storage areas.
- The stages, if any, in which the land is to be developed.

#### **4.3 Exemption from notice and appeal**

19/01/2006  
VC37

An application to construct a building or construct or carry out works for a use in Section 1 of this Schedule and where the buildings and works are generally in accordance with the Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004, 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 appeal rights of Section 82(1) of the Act.

#### **4.4 Decision guidelines**

19/01/2006  
VC37

Before deciding on an application the responsible authority must consider, as appropriate:

- The purpose specified in this schedule.
- The impact of traffic in the area generated by the proposal.
- Points of vehicular and pedestrian access to and from the land and whether they are suitably located.
- The provision for car parking, including the layout of car parking areas and access to them, and the availability of car parking on adjoining land at the Flemington Racecourse and the extent to which the development is consistent with the Royal Melbourne Showgrounds Parking Precinct Plan.
- The amenity of the adjoining area.
- The impact of hours of operation of any proposed use on neighbouring areas, particularly with respect to night time use.
- The Royal Agricultural Showgrounds Melbourne Conservation Plan, April 1997.
- The views of the Melbourne City Council and Moonee Valley City Council.
- The Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004.

#### **5.0 Advertising signs**

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Advertising sign controls are at Clause 52.05. This zone is in Category 1.

A permit is not required to display a sign provided the advertisement cannot be seen from nearby land.