

06/09/2007
C32**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ1**.

SALE GOLF CLUB REDEVELOPMENT COMPREHENSIVE DEVELOPMENT PLAN

The Sale Golf Club Redevelopment Comprehensive Development Plan 2006 comprises the Sale Golf Club Re-Development Concept Masterplan (Thomson Perrett: Revised 23 March 2006) and the Sale Golf Club Re-Development Landscape Strategy Plan (Thomson Perrett: Revised 15 June 2006).

Land

The existing Sale Golf Club, Longford-Rosedale Road, Longford, comprising Certificates of Title Vol. 8557 Fol. 616, Vol. 8617 Fol. 424, Vol. 8537 Fol. 607, Vol. 9522 Fol. 870 and Vol. 7880 Fol. 119, and land to the west of the existing golf course comprising part of Certificates of Title Vol. 9021 Fol. 067 and Vol. 9485 Fol. 976.

Purpose

To establish an integrated, fully serviced, recreational, tourism and residential use and development focused on a high quality golf course generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

To provide for golf facilities and associated tourism, accommodation and resort development.

To ensure development is compatible with the landscape character of the area.

To ensure use and development has regard to natural values of the land and nearby land or natural processes.

To ensure that use and development has regard to the cultural heritage values of the land.

To ensure use and development has regard to the amenity of adjacent properties and the surrounding area.

To ensure that the land is developed in an orderly manner.

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C32**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Agriculture (other than Animal keeping, Animal training, Apiculture, Aquaculture, Crop raising and Intensive animal husbandry)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.

Section 1 - Permit not required (continued)

USE	CONDITION
Car park	Must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
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.
Convenience shop	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. Must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
Food and drink premises (other than Hotel and Tavern)	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment.
Group accommodation	Must be generally located on the site nominated as "Resort" on the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Motel	Must be generally located on the site nominated as "Resort" on the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
Natural systems	
Office	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment.
Outdoor recreation facility (other than Paintball games facility, Pleasure park and Zoo)	Must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

Section 1 - Permit not required (continued)

USE	CONDITION
Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Drive-in theatre, Nightclub, Place of worship and Restricted place of assembly)	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment.
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Corrective institution, Dwelling, Group accommodation and Motel)	
Bed and breakfast	
Child care centre	
Display home	
Hotel	
Medical centre	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Restricted place of assembly	
Rural industry (other than Abattoir and Sawmill)	
Service industry (other than Panel beating)	
Store	
Tavern	
Utility installation (other than minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	
Any use in Section 1 if the condition is not met	

Section 3 - Prohibited**USE****Abattoir****Amusement parlour****Animal keeping****Brothel****Corrective institution****Extractive industry****Industry (other than Rural industry and Service industry)****Intensive animal husbandry****Motor racing track****Paintball games facility****Panel beating****Retail premises (other than Convenience shop and Food and drink premises)****Saleyard****Sawmill****Transport terminal****Warehouse (other than Store)****2.0**06/09/2007
C32**Use of land**

Use of land must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

Application requirements

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

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.
- Details of consistency with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

Exemption from notice and appeal

An application to use land 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 if it is generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

Decision guidelines

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

- The contents and intent of the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including the Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006).
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- The *Guidelines for the Protection of Water Quality* (NEPRC, 2001) and the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).

3.0

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Subdivision

A subdivision must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

Not more than 300 residential lots shall be created.

Subdivision may occur in stages.

No public open space requirement will be required under either Section 18 of the Subdivision Act 1988 or Clause 52.01 of the planning scheme.

The owner of the land to be subdivided may, and must if the responsible authority so requires, enter into an agreement under Section 173 of the Act to provide for:

- design guidelines in relation to the use and development of the land;
- the provision of infrastructure or services required for any use or development of the land; and
- native vegetation management measures to ensure 'net gain' under Victoria's Native Vegetation Management Framework.

A notation must be placed on any planning permit issued for the creation of residential lots on the land, stating:

This land is identified as subject to aircraft noise associated with the operation of RAAF Base East Sale.

Application requirements

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

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - Subdivision layout, including roads, reserves and any areas of common property.
 - Staging of subdivision.

- An Environmental Management Plan for the proposed subdivision or stage addressing potential impacts on the site and on adjoining areas in terms of:
 - Vegetation and habitat.
 - Groundwater and drainage.
 - Soil disturbance, erosion and sedimentation.
 - Public safety.
 - Turf management.
 - Any sites of archaeological significance.
- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the Sale Golf Club Re-Development Landscape Strategy Plan 2006.
- Details of the provision of utility services, including sewerage, water supply and drainage.
- Details of the provision of at least one playground within the overall subdivision.
- Details of consistency with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
- The potential extent of flooding on the land, which must be established by ground level survey to AHD. The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

Exemption from notice and appeal

An application to subdivide land 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 if it is generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

Decision guidelines

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

- The contents and intent of the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including the Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006).
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- The *Guidelines for the Protection of Water Quality* (NEPRC, 2001) and the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).

4.0

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Buildings and works

A permit is not required for the construction or extension of one dwelling on a residential lot of at least 300 square metres within the zone provided the dwelling is connected to a reticulated sewerage system and a reticulated potable water supply, and is in accordance

with any design guidelines approved by the responsible authority. The development of a dwelling must be in accordance with any housing design guidelines approved by the responsible authority.

The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

The collection and discharge of drainage waters shall be to the satisfaction of the responsible authority.

Any works within the bed or banks of Boggy Creek, which is a declared waterway, will require the approval of the West Gippsland Catchment Management Authority under Bylaw No. 1.

Any development for a use, which will produce wastewater or effluent, must be provided with reticulated sewerage to the satisfaction of the responsible authority.

The construction or extension of a dwelling on a lot of less than 300 square metres must meet the requirements of Clause 54. The construction of two or more dwellings on a lot must meet the requirements of Clause 55.

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 boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed uses.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
 - All driveways, vehicle parking and loading areas.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- An Environmental Management Plan that addresses the impacts of the buildings and works on the site and on adjoining areas in terms of:
 - Vegetation and habitat.
 - Groundwater and drainage.
 - Soil disturbance, erosion and sedimentation.
 - Public safety.
 - Turf management.
 - Any sites of archaeological significance.
- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the Sale Golf Club Re-Development Landscape Strategy Plan 2006.
- Details of the provision of utility services, including sewerage, water and drainage.
- Details of consistency with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006 and any design guidelines approved by the responsible authority.

Exemption from notice and appeal

An application to construct a building or construct or carry out works 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 if it is generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.

Decision guidelines

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

- The contents and intent of the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.
- Any design guidelines approved by the responsible authority.
- Any Environmental Management Plan for the land approved by the responsible authority.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage (to buildings requiring wastewater disposal), water, drainage, electricity and telecommunications.
- The protection of cultural heritage values, including the Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006).
- The *Guidelines for the Protection of Water Quality* (NEPRC, 2001) and the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).