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SCHEDULE 2 TO THE SPECIAL USE ZONE

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

Golf Courses and associated development

Purpose

To provide for the use of land for a major recreational and sporting club facilities and their associated development including accommodation, convention and residential opportunities.

1.0

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Table of uses

Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Caretaker's house	
Crop raising	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of clause 52.08-2
Minor utility installation	
Natural systems	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Caretaker's house)	
Agriculture (other than Apiculture, Crop raising and Intensive animal husbandry)	
Car park	
Child care centre	
Convenience shop	

Display home
Education centre
Food and drink premises (other than Convenience restaurant)
Gambling premises
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)
Medical centre
Mineral, stone, or soil extraction (other than Mineral exploration, Mining and Search for stone)

Office (other than Medical centre)	Must be in accordance with an approved Development Plan approved under Clause 43.04 for Wodonga Country Club and have a gross leaseable floor area less than 200 square metres.
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Place of assembly (other than Cinema based entertainment facility or Place of worship)

Shop (other than Convenience shop)	<p>Must be in accordance with an approved Development Plan approved under Clause 43.04 for Wodonga Country Club and have a gross leaseable floor area less than 200 square metres.</p> <p>Any shop must serve the purpose of meeting the convenience needs of the surrounding neighbourhood.</p>
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Section 3 - Prohibited

USE

Cinema based entertainment facility
Intensive animal husbandry
Motor racing track
Place of worship
Retail premises (other than Food and drink premises, Gambling premises and Shop)
Utility installation (other than Minor utility installation and Telecommunications facility)
Any other use not in Section 1 or 2

2.0 Requirements for specific sites

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Despite any other provision of this planning scheme, the following provisions apply to the site(s) listed below.

2.1 Wodonga Country Club (Golf Course) Parkers Road Wodonga

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Lot 4 Plan of Subdivision 407365Q may be developed and used for a major recreation and sporting club facility, comprising of one 18 hole golf course, licensed premises (club house) and associated facilities, including bowling greens, car parking and residential development. All residential or commercial based facilities not directly related to the role and function of the golf course must be developed and located generally in accordance with the approved Development Plan. The designated development area is wholly located within 400 metres of the intersection of Clubhouse Place and Parkers Road, as shown on the approved Development Plan and is defined by the area of land included in Development Plan Overlay 14 and Design and Development Overlay 8. The introduction of land uses that are not consistent with this general purpose will not be supported.

3.0 Subdivision

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A permit is required to subdivide land.

An application is required to be referred to a referral authority listed in Clause 66.

Application Requirements

An application for subdivision shall be accompanied by the following information:

A statement outlining how the subdivision is generally in accordance with an approved development plan required by Schedule 14 of Clause 43.04 of this Planning Scheme.

Decision guidelines

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

- Any approved development plan for the site
- Any impacts of further development on Felltimber Creek and its flow corridor.
- Any relevant flood study or hydrological assessment.

4.0 Buildings and Works

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An application for buildings and works shall be accompanied by a statement or statements demonstrating compliance with any approved development plan required by Schedule 14 of Clause 43.04 of this Planning Scheme. Amongst other things, the statement should:

- Demonstrate how the built form will be integrated into the surrounding natural and built environment, including interfaces to opposite or adjoining land uses;
- Show how development responds to site constraints and opportunities;
- Include a plan showing the location and extent of proposed fill and/or earthworks;
- Land that has been filled, as indicated by the above plan, and is to provide for building sites above the 100 year ARI flood level will be subject to planning permit approval and where applicable works on waterways permit.
- Include a safety audit to assess the minimum distance required for buildings to be set back from the golf course and measures that need to be undertaken to maintain the playability of the golf course and safety of persons on adjoining development land.

- Assess flood risk and demonstrate finished floor levels (FFL) 300mm above the 100 year ARI flood level;
- Include a traffic assessment from a suitably qualified expert that demonstrates how development would ensure the orderly movement of vehicles to, from and within the development site and identify any road infrastructure or traffic management works necessary to support development;
- A Landscape Plan for the site that:
 - Identifies all areas of vegetation to be retained or removed.
 - Demonstrates how opportunities for the enhancement of the Felltimber Creek corridor for open space linkages and natural values can be achieved. This must show consideration for biodiversity, landscape values and water quality.
 - Provides for a planting theme and species throughout the site.
 - Identifies any management requirements for the retention of significant vegetation during construction.
 - Clearly delineates public open space and through links within the site.
 - Identifies the provision of street furniture including public lighting.
 - Identifies bicycle and pedestrian ways and connections.

Decision guidelines

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

- Any approved development plan for the site;
- Any impacts of further development on Felltimber Creek and its flow corridor;
- Any relevant flood study or hydrological assessment;
- The finished bulk, scale and appearance of buildings having regard to the surrounding area; and
- Any impacts to the surrounding road network.

5.0

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Advertising signs

Advertising sign requirements are at Clause 52.05. The golf course section of this zone is in Category 3 and the development area defined by the Development Plan Overlay is in Category 2 with a permit required for business identification sign or pole sign larger than 2 sq. m.