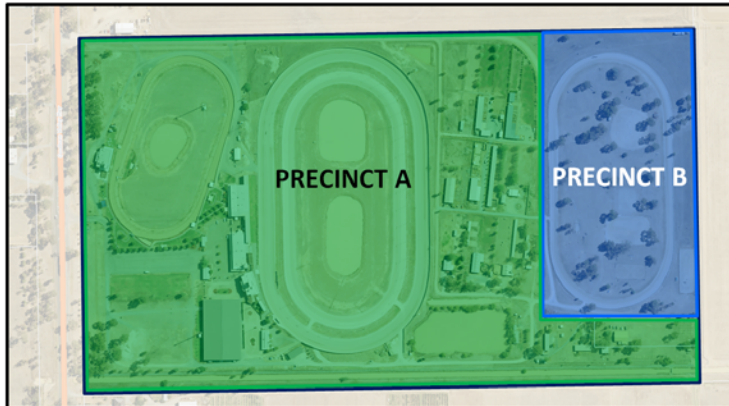


Proposed C199

SCHEDULE 4 TO ~~CLAUSE 37.01 THE~~ SPECIAL USE ZONE

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

GOULBURN VALLEY HARNESS AND GREYHOUND RACING PRECINCT



Purpose – General

- To facilitate use, development and subdivision in Precinct A and in Precinct B generally in accordance with the *Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016*.

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 within the precinct in order to facilitate its usage throughout the year.
- ~~To ensure that the future use and development of the precinct occurs in a planned and orderly manner.~~

Purpose – Precinct B – Harness Racing Equine Related Services Precinct

- To encourage use and development in Precinct B activities that is are 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 harness and greyhound racing facility in Precinct A and occurs in an orderly manner, subject to the provision of appropriate infrastructure.
- ~~To ensure that permanent accommodation within the Precinct B is limited to persons registered by Harness Racing Victoria under part II of the Racing Act 1958, equine trainers (or their employees).~~
- ~~To encourage the use and development of harness racing equine related services that benefit from the close proximity of the Harness and Greyhound Racing Facility.~~
- ~~To provide for the subdivision of land for harness equine related used, subject to the provision of appropriate infrastructure.~~

1.0 Table of uses

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Proposed C199

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 <u>harness racing equine</u> or greyhound <u>racing</u> industry.
Race course	
Stone exploration	Must not be costeaning or bulk sampling
Veterinary centre	Must be directly associated with the <u>harness racing equine</u> or greyhound <u>racing</u> 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 <u>Corrective institution</u>)	Must be directly associated with the <u>harness racing equine</u> or greyhound <u>racing</u> industry.
<u>Convenience shop</u>	
<u>Equestrian supplies</u>	
<u>Leisure and recreation (other than Race-course)</u>	
<u>Market</u>	
<u>Place of assembly (other than Carnival, Circus and Exhibition centre)</u>	
Retail premises (other than <u>Adult sex bookshop</u> , Convenience shop or Equestrian supplies)	Must be directly associated with the <u>harness racing equine</u> or greyhound <u>racing</u> industry.
Rural Industry	Must be directly associated with the <u>harness racing equine</u> or greyhound <u>racing</u> industry.
Store (other than Freezing and cool storage)	Must not be a purpose listed in the table to Clause 52.10
<u>Utility installation (other than telecommunications facility and Minor utility installation)</u>	
Any use not listed in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop

 Brothel

Broiler farm

Cattle-feedlot

 Child care centre

Cemetery

 Corrective institution

Fuel-depot

 Freezing and cool storage

Industry (other than Rural Industry)

Intensive animal husbandry

 Transport terminal

Warehouse (other than store)

Precinct B – ~~Harness Racing~~ Equine-Related Services Precinct

Section 1 - Permit not required

Use	Condition
Agriculture (other than Animal husbandry, Aquaculture , Apiculture , Intensive animal husbandry , Rice growing and Timber production)	
Animal Keeping (other than Animal boarding)	Must be no more than 5 animals.
Animal training	Must be directly associated with the harness racing industry. Must be conducted by a person registered <u>in respect of harness racing under Part II of the Racing Act 1958</u> , under the relevant harness legislation.
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 <u>in respect of harness racing under Part II of the Racing Act 1958</u> , under the relevant harness legislation.
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
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Use	Condition
Animal Keeping (other than Animal boarding)	Must be no more than 5 animals.
Animal boarding Animal husbandry (other than Animal training, <u>Animal keeping</u> , <u>Intensive animal husbandry</u> and Horse stables)	Must be directly associated with the <u>harness racing equine</u> industry.
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 <u>used</u> in conjunction with <u>horse</u> Horse stables or <u>harness racing</u> Animal training facilities conducted on the lot. <u>Must be occupied by a person registered in respect of harness racing under Part II of the Racing Act 1958.</u>
Equestrian supplies Leisure and recreation	
Market	
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 <u>harness racing equine</u> or greyhound industry.
Store (other than Freezing and cool storage)	Must not be a purpose listed in the table to Clause 52.10
Utility installation (other than telecommunications facility and Minor utility installation)	
Any use not listed in Section 1 or 3	<u>Must be directly associated with the harness racing industry.</u>

Section 3 - Prohibited

Use
Adult sex bookshop
<u>Animal keeping</u>
Brothel
<u>Broiler farm</u>
<u>Cattle feedlot</u>

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Child care centre

Cemetery

Corrective institution

Fuel depot

Freezing and cool storage

Industry (other than Rural Industry)

Intensive animal husbandry

Retail premises (other than Convenience shop and Equestrian supplies)

Transport terminal

Warehouse (other than store)

2.0

Proposed C199

Use of land

Amenity of the neighbourhood

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 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.

Use of land for a dwelling

A permit may only be granted to use land for the purposes of a dwelling ~~'Dwelling'~~ if:

- The dwelling use is in conjunction with horse stables or harness racing training facilities conducted on the lot ~~the business of horse training~~.
- The occupier of the land is a registered 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, under the relevant harness legislation~~.
- There is only one dwelling on the lot.
- The permit ~~It~~ includes a condition requiring the owner of the land to enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1973 ~~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:~~
 - ~~that provides that the land on which the use of the dwelling must be in conjunction with~~ located must be used for the purposes of horse 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.

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

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- 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.

These requirements also apply to a dependent person's unit.

Car parking

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.

Application requirements

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.

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Exemption from notice and review

An application for the use of land in Precinct A that is generally in accordance with the *Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016* is exempt from the notice requirements of Section 52(1)(a), ~~and~~ (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review appeal-rights of Section 82(1) of the Act.

Decision guidelines

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 Feasibility Study and Master Plan, July 2016*.

3.0

Subdivision

Proposed C199

Permit requirement

~~A permit is required to subdivide land.~~

An application for subdivision should be generally in accordance with the *Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016*.

An application for subdivision that is not generally in accordance with the *Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016* ~~must~~ ~~must~~ be accompanied by an assessment of the likely flooding impacts.

A permit may only be granted to subdivide land in Precinct B if:

- Each lot to be created is at least 4,000m².
- The permit ~~includes is issued subject to~~ a condition requiring the owner ~~of the land~~ to enter into an agreement with the responsible authority under section 173 of the ~~Planning and Environment Act 1973~~. ~~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:~~
 - ~~that provides that the land to be subdivided require that each lot created by the subdivision must be used for the purposes of harness racing -horse-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. A permit may only be granted to create smaller lots if the subdivision is by a public authority or utility service provider to create a lot for a utility installation.~~

Application requirements

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:~~

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- 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.

Exemption from notice and review

An application for subdivision in Precinct A that is generally in accordance with the Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016 is exempt from the notice requirements of Section 52(1)(a), ~~and (b)~~ and (d), the decision requirements of Section 64(1), (2) and (3) and the ~~review~~ appeal-rights of Section 82(1) of the Act.

Decision guidelines

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 Feasibility Study and Master Plan, July 2016.

4.0 Buildings and works

~~4.1~~
Proposed C199

A permit is not required for building or works:

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

~~A permit is required for buildings and/or works within any of the following setbacks:~~

- ~~▪ The setback from a Road Zone Category 1 of 50 metres.~~
- ~~▪ The setback from any other road of 20 metres.~~
- ~~▪ The setback from any boundary of 5 metres.~~
- ~~▪ The setback from a dwelling not in the same ownership of 5 metres.~~
- ~~▪ 100 metres from a waterway, wetlands or designated flood plain.~~

Application requirements

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.

Exemption from notice and review

An application to construct a building or construct or carry out works in Precinct A that is generally in accordance with the Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016 for buildings and/or works in Precinct A is exempt from the notice requirements of Section 52(1)(a), ~~and~~ (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review appeal-rights of Section 82(1) of the Act.

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

Decision guidelines

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.
- Whether the development will require any traffic management measures having regard to the *Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016*.

5.0 Advertising signs

Proposed C199

None specified.

— Application requirements

An application to use, develop or subdivide land must be accompanied by the following information (as appropriate):

- 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.

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- ~~Construction details of all drainage works, driveways, vehicle parking and loading areas.~~
 - ~~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*.~~
 - ~~If a Rural Industry or Store or Warehouse:~~
 - ~~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.~~
- ~~In addition to the above, an application to subdivide land in Precinct B must be accompanied by:~~
- ~~Details of how the proposed subdivision will facilitate the future use of the land for harness equine related services.~~
 - ~~An Infrastructure Provision Plan as detailed below in accordance with Clause 6.~~
 - ~~Infrastructure Provision Plan~~
- ~~An Infrastructure Provision Plan for the land identified in Precinct B must be prepared to the satisfaction of the responsible authority.~~
- ~~The Infrastructure Provision Plan must be generally in accordance with the 'Infrastructure Design Manual' of the responsible authority and should address (or include) the following matters:~~
- ~~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.~~

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• 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.

Proximity to Pipelines

Applications for use or subdivision within a distance of 15m to the north and 5m to the south of the high pressure gas pipeline must notify APA Group.

Development is not permitted within a distance of 15m to the north and 5m to the south of the high pressure gas pipeline.

Acoustic Design Requirements for lots in Precinct B

Any permit for subdivision where land is located within Precinct B must include the following condition:

• The permit is issued subject to a condition requiring the owner to enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1973 that provides information to future land owners that the site is located in proximity to the Goulburn Valley Harness and Greyhound Racing Precinct and may be affected by associated noise.

Car parking in Precinct A

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.

Decision guidelines

General issues

- How the use or development relates to the purposes of the zone.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- The layout of the subdivision;
- The suitability of the location of the training facilities on the site;
- Access arrangements;
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.

Agricultural issues

- Whether the use or development will support and enhance horse training facilities.
- Whether the use or development will permanently remove land from horse training facilities.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

Dwelling issues

- 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 registered horse trainer or employee.

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- Whether the dwelling will adversely affect the operation and expansion of the Harness and Greyhound Racing Facility.

Environmental issues

- 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.

Design and siting issues

- 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.

Traffic issues

- Whether the use and development will require any traffic management measures having regard to the *Goulburn Valley Harness and Greyhound Racing Precinct Feasibility Study and Master Plan, July 2016*.

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