

## Proposed Knox Driving Range

April 2004

## **Land**

This control applies to land recognised as Vol. 6983 Fol. 470, generally bounded by University Road and Dandenong Creek, Bayswater.

## **Control**

### ***PROPOSED KNOX GOLF DRIVING RANGE***

Despite any provision to the contrary in the Knox Planning Scheme, a permit may be granted to allow the use and development of the land recognised as Vol. 6983 Fol. 470, generally bounded by University Road and Dandenong Creek, Bayswater, for a golf driving range.

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 review rights of Section 82(1) of the *Planning and Environment Act 1987*.

The following conditions apply to the use and development of a golf driving range:

1. Plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed under the permit (the plans must be drawn to scale with dimensions and three copies must be provided). The plans must be detailed to show:
  - Appropriate fencing of the drain to reduce incidence of stray balls and hence ball collection within the drain area.
  - Location of drain fence to allow slashing of the drain as required.
  - Fencing and/or barriers restricting entry and disturbance to the Swamp Gums located on the western boundary of the land.
  - Additional plantings of Swamp Gums or trees of local provenance to the perimeter of the driving range activity.
  - The location of all activities proposed to be undertaken on the land.
  - Finished levels of car parking areas.
  - Source of any fill to be introduced to the site.
  - Details of the type and colours of all materials to be used in any construction.
  - Any rubbish collection areas.
  - Provision for external lighting and appropriate baffles.
  - Both existing and proposed contours if relevant.
  - The details of all proposed fencing.
  - The details of any/all pedestrian thoroughfares.
2. Management of the land must:
  - Allow for a slashing of wetland areas, excluding the drain, via a side arm mower early in November of each year.
  - Allow for slashing to occur in February/March of each year unless there has been an event of grass weed recovery in which slashing should also occur in early December.
  - Allow for, should the drain cease to be able to perform its function, basin reeds to be cleared to allow for drainage of the land. If such reeds are to be removed, these must only be removed outside the months of October to December, unless an inspection from a qualified biologist determines that there are no nesting birds within the area.
  - Allow for the banks of the drain to be maintained in good order and to be slashed where vegetation reaches a height of approximately 30cm.
  - Allow for the ongoing control of noxious and environmental weeds with an emphasis on Blackberry, Broom species and Spanish Heath.

3. Management of the land must not:
  - Allow for any clearance or slashing of wetland areas during the months of early December to late January.
  - Allow for any clearance or digging of land below the existing tree canopy unless otherwise necessitated for wild fire management.
  - Allow for regular vehicle movements in wetland areas.
4. Outdoor lighting for car parking areas must be designed, baffled and located to the satisfaction of the responsible authority.
5. Signs no greater than 0.3m<sup>2</sup> and pavement markings must be provided directing drivers to the areas set aside for car parking. The signs, their location and maintenance must be to the satisfaction of the responsible authority.
6. Native vegetation to be removed from the land for proposed works must be plotted on a survey plan approved by the responsible authority. No removal of native vegetation may occur until the responsible authority has approved the survey plan.
7. No excavation, trenching or soil removal may be carried out without the prior approval of the responsible authority.
8. All disturbed surfaces on the land resulting from the development must be remedied and stabilised to the satisfaction of the responsible authority.
9. Vehicular access to and egress from the development must be by way of a vehicle crossing designed, located and constructed to the satisfaction of the responsible authority.
10. All works must be undertaken so as to prevent dust being blown onto nearby land.
11. The golf driving range must be fenced to prevent errant balls from posing damage to person or property.
12. The golf driving range must only operate during specified hours to be agreed with by the responsible authority in writing.
13. The use of the land for a golf driving range must cease upon the cessation of the lease of the land by VicRoads.
14. Following the operation of the golf driving range after three years, an inspection of the land with regard to the slashing programme must be performed by a qualified biologist to determine whether the change in weed growth warrants a change to the land management techniques.
15. The use and development must be in accordance with the lease from the land owner, VicRoads.

### **Expiry**

This control expires if either of the following circumstances applies:

- The development authorised by the control is not completed by 31 May 2006.
- The use authorised by the control is not started by 31 May 2006.