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SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7**.

BENDIGO AIRPORT

Purpose

To recognise and provide for the use and development of land for the Bendigo Airport.

To encourage the development of industrial and commercial uses within the business park that are compatible with the operations of the Bendigo Airport.

To protect the safety and amenity of adjacent, more sensitive land uses.

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Table of uses

Section 1 - Permit not required

Use	Condition
Airport	
Heliport	
Minor utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture and Intensive animal husbandry)	
Car park	
Caretaker's house	
Convenience shop	The leasable floor area must not exceed 150 square metres.
Industry (other than Abattoir and Sawmill)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10.
Manufacturing sales	The leasable floor area must not exceed 200 square metres.
Motor vehicle, boat or caravan sales	
Office	The leasable floor area must not exceed 500 square metres.
Place of assembly (other than Carnival, Circus, Nightclub and Drive-in theatre)	

GREATER BENDIGO PLANNING SCHEME

Use	Condition
Restaurant	The leasable floor area must not exceed 150 square metres.
Take away food premises	The leasable floor area must not exceed 150 square metres.
Transport terminal (other than Airport and Heliport)	
Warehouse	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10.

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Abattoir
Brothel
Cemetery
Child care centre
Crematorium
Corrective institution
Drive-in theatre
Education centre
Hospital
Intensive animal husbandry
Motor racing track
Nightclub
Pleasure boat facility
Retail premises (other than Convenience shop, Manufacturing sales, Motor vehicle, boat or caravan sales, Restaurant and Take away food premises)
Sawmill

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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.

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 that will be carried out.
- How land not required for immediate use is to be maintained.
- 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.
- If an industry 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.
 - Whether a Works Approval, or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1985 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.

Decision guidelines

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

- The potential effects on the airport operation, airport infrastructure or airport reserve.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial offsite effects.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The frequency of any proposed event.
- The impact of hours of operation on any proposed use on neighbouring areas, particularly with respect to night time use.

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

- The purpose of the subdivision.

- A plan and/or written statement demonstrating the potential impact on the airport infrastructure, airport reserve and airport operations.
- Details for the provision of infrastructure services.

Notice of application

Before deciding on an application to subdivide land, notice must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

Decision guidelines

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

- The potential impacts on airport operations, airport infrastructure and airport reserve.
- The availability of and connection to services.
- The ability of the lot/s to accommodate uses and development, including the required threshold distances specified in the table to Clause 52.10.

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Buildings and works

A permit is not required to:

- Construct or install a rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
 - The rainwater tank is not located within the front setback of the building from a street.
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or an accessway.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information:

- 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 and height of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - All external storage and waste treatment areas.
 - All external lighting.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- A landscape plan that includes a description of vegetation to be planted, a site works specification and the method of preparing, draining, watering and maintaining the landscape areas.
- Construction details of all drainage, driveways, vehicle parking and loading areas.

Notice of application

Before deciding on an application to construct a building or structure, notice must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

Decision guidelines

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

- Any natural or cultural values on or near the land.
- The potential to create glare, reflection or other distraction to aircraft.
- The impact the buildings or works may have on airport infrastructure and airport operations, including the Bendigo Aerodrome Obstacle Limitation Surfaces, June 2012.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, including the conservation of buildings, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- The availability of and connection to services.

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Advertising signs

This zone is in Category 2.