

SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ2**

ATISHA COMPREHENSIVE DEVELOPMENT PLAN

Land

Land described as Lot 1 LP25951, Lot 1 LP218162, Lot 2 LP218162, Lot 1 TP128856 and Crown Allotment 93 No Section Parish of Nerring, Sandhurst Town Road, Myers Flat.

Purpose

Facilitate the achievement of Atisha Centre’s vision for the site.

Provide for development of Atisha Centre in accordance with the Atisha Comprehensive Development Plan.

Provide for an integrated community for meditation, study, living and spiritual practice.

Ensure environmentally sustainable use and development of the site.

Restore flora and fauna habitat on the land.

1.0

Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than camping and a caravan park and corrective institution)	In accordance with the Atisha Comprehensive Development Plan, Atisha Development Plan and, Environmental Management Plan and the purposes of the zone.
Arts and craft centre	
Agriculture	
Car park	In accordance with the Atisha Comprehensive Development Plan, Atisha Development Plan and, Environmental Management Plan and the purposes of the zone.
Child care centre	
Convenience shop	
Dwelling	The dwelling is sited generally in accordance with Building Envelopes shown on the Atisha Comprehensive Development Plan.
Education centre	In accordance with the Atisha Comprehensive Development Plan, Atisha Development Plan and, Environmental Management Plan and the purposes of the zone.
Exhibition centre	
Function centre	
Home occupation	
Indoor recreation	
Informal outdoor recreation	
Market	
Mineral exploration	
Mining	
Minor sports and recreation facility	

GREATER BENDIGO PLANNING SCHEME

Use	Condition
Minor utility Installation Office Place of assembly Place of worship Residential building	In accordance with the Atisha Comprehensive Development Plan, Atisha Development Plan, and Environmental Management Plan and the purposes of the zone
Restaurant	In accordance with the Atisha Comprehensive Development Plan and the purposes of the zone Seating capacity not greater than 120 persons
Retail premises	Retail floorspace must not exceed 50 m ² .
Road	
Search for stone	
Shop	Retail floorspace must not exceed 50 m ² .

Section 2 - Permit required

Use	Condition
Accommodation	If the Section 1 condition is not met
Camping and caravan park	
Crematorium	
Industry	
Mineral, stone or soil extraction (other than Extractive Industry, Mineral Exploration, Mining and Search for stone)	
Timber production	
Any use in section 1 if the condition is not met	
Any use not in Section 1 or Section 3	

Section 3 - Prohibited

Use
Airport
Corrective Institution
Fuel Depot
Intensive animal industry
Motor racing track
Panel beating
Service station
Transport terminal

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Use of land

The use of land and existing buildings must be generally in accordance with the Atisha Comprehensive Development Plan and any approved Development Plan or Environmental Management Plan for the site.

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Atisha Comprehensive Development Plan

The Atisha Comprehensive Development Plan (CDP) is an incorporated document to the Greater Bendigo Planning Scheme.

The Atisha Comprehensive Development Plan is found at Clause 81.

The Atisha Comprehensive Development Plan (CDP) identifies the following:

- proposed uses for existing buildings - residences, workshop/residence, restaurant
- location of proposed buildings and their proposed uses – visitor reception centre, hotel/healing centre, retreat area and care facilities
- housing buildings envelopes and access roads for two proposed housing areas
- proposed sites for facilities such as sewerage treatment plants
- site proposed for longer term use as a primary school
- vehicle access system and car parks to service existing and proposed activity areas
- proposed areas for revegetation.

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Buildings and works

A permit is not required for a dwelling providing the location of the dwelling is within the Building Envelopes shown on the Atisha Comprehensive Development Plan.

A permit is not required to remove native vegetation within Building Envelopes in Housing Areas 1 and 2 providing buildings are sited within the Building Envelopes shown on the Atisha Comprehensive Development Plan and is generally in accordance with the Environmental Management Plan.

Building envelopes and existing buildings to be used for residential purposes in accordance with the Atisha Comprehensive Development Plan must be provided with:

- Water supply by storage tank of a minimum of 45,000 litres for domestic purposes
- A minimum of 10,000 litres of water supply for fire fighting purposes for each residential lot drawn from dams
- Onsite waste treatment plants to satisfaction of the Responsible Authority
- Reticulated electricity and/or other alternative energy sources to the satisfaction of the Responsible Authority
- Access to a road constructed to a standard that is to the satisfaction of the Responsible Authority
- Stormwater drainage and points of discharge to the satisfaction of the Responsible Authority

A permit is not required for proposed new buildings and works associated with visitor reception centre, hotel, restaurant, retreat area and care facilities provided buildings are sited generally in accordance with the Atisha Comprehensive Development Plan.

A permit is not required for extensions or alterations to existing buildings that have a floor area of up to 100 m².

Removal of native vegetation does not require a permit providing buildings are sited within the Building Envelopes shown on the Atisha Comprehensive Development Plan and is generally in accordance with the Environmental Management Plan.

Atisha Centre Development Plan

A permit is not required for buildings and works associated with visitor reception centre, hotel, restaurant, retreat area and care facilities provided that a Development Plan for that part of the land has been prepared and approved by the responsible authority.

The Development Plan must be generally in accordance with the Atisha Comprehensive Development Plan.

The Development Plan must provide the following information, as appropriate:

- Uses for land and buildings
- Plans and elevations of all buildings and details of external materials and finishes
- Proposed waste water treatment
- Vegetation required to be removed for buildings and works
- Offset planting areas, revegetation and landscaping
- Proposed new access roads or alterations to existing roadways
- Road surfaces and drainage
- Stormwater drainage systems
- Power and water supply
- Car parking

Environmental Management Plan

Before the commencement of any buildings and works an environmental management plan must be prepared and approved to the satisfaction of the responsible authority and the Department of Sustainability and Environment.

The environmental management plan must provide the following information, as appropriate:

- Recognition of Net Gain as an objective
- Vegetation plan showing proposed offset areas of remnant revegetation, offset revegetation, and other revegetation and landscaping
- Vegetation management plan with details of actions to be implemented over 10 years
- Land management to protect flora and fauna habitat
- Management of stormwater
- Location and size of proposed dams
- Proposed bushfire protection measures

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Subdivision

A permit is required to subdivide land.

Subdivision of land must be generally in accordance with the Atisha Comprehensive Development Plan, Atisha Centre Development Plan and Environmental Management Plan prepared for the site.

Applications for residential subdivision must meet the objectives and standards of Clause 56:

5.1

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Exemption from Notice and Review

An application for subdivision that is generally in accordance with the Atisha Comprehensive Development Plan, Atisha Centre Development Plan and Environmental Management Plan and the purposes of the zone 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.

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Decision Guidelines

Before deciding whether to approve an application or a development plan or environmental management plan, the responsible authority must consider, as appropriate:

The contents of the Atisha Comprehensive Development Plan and any approved Development Plan;

- The purpose statements of this Schedule
- The comments of the Department of Sustainability and Environment, North Central Catchment Management Authority, and Country Fire Authority
- The comments of relevant service or referral authorities in relation to provision of services