

07/08/2014
C173

SCHEDULE 11 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ11**.

HOLDSWORTH ROAD OPEN SPACE/RECREATION AREA

Purpose

To recognise an area for open space and recreation in private ownership.

To provide for commercial uses, where appropriate.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Informal outdoor recreation Open sports ground	Must be in accordance with the Final Report Environmental Management Plan within Crown Allotment 2081, 107 to 125 Holdsworth Road, North Bendigo, 28 August 2013. Must be in accordance with the Report Environmental Management Plan, Roadways and Fenced Area, 107 to 125 Holdsworth Road, North Bendigo, 26 September 2013.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Contractor's depot	Must be associated with the open space or recreational use of the land.
Heliport	Must be associated with the open space or recreational use of the land.
Office	Must be associated with the open space or recreational use of the land.
Retail premises	Must be associated with the open space or recreational use of the land.
Store	Must be associated with the open space or recreational use of the land.

Section 3 – Prohibited

Use
Accommodation
Brothel
Child care centre
Cinema based entertainment facility
Corrective institution
Display home
Education centre
Funeral parlour
Industry
Motor racing track
Saleyard
Transport terminal (other than Heliport)
Veterinary centre
Warehouse (other than Store)

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C173**Use of land**

The use of the land:

- Must maintain the surface of the capped area above the marker layer.
- Must reinstate the surface of the capped area above the marker layer if damaged or removed to the same condition or better.

Application requirement

An application to use land must be accompanied by a written report outlining how the proposal implements the Final Report Environmental Management Plan, Capped Area within Crown Allotment 2081, 107 to 125 Holdsworth Road, North Bendigo, 28 August 2013 and the Report Environmental Management Plan, Roadways and Fenced Area, 107 to 125 Holdsworth Road, North Bendigo, 26 September 2013, as appropriate.

Decision guidelines

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

- Whether the proposal is consistent with environmental management plans.

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C173**Buildings and works****Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
 - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbecues, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
 - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
 - Navigational beacons and aids.
 - Planting or landscaping.
 - Fencing that is 1 metre or less in height above ground level.

Application requirement

An application to construct a building or construct or carry out works must be accompanied by a written report outlining how the proposal implements the Final Report Environmental Management Plan, Capped Area within Crown Allotment 2081, 107 to 125 Holdsworth Road, North Bendigo, 28 August 2013 and the Report Environmental Management Plan, Roadways and Fenced Area, 107 to 125 Holdsworth Road, North Bendigo, 26 September 2013, as appropriate.

An application to construct a building must be accompanied by the written consent of an environmental auditor appointed under Part IXD of the *Environment Protection Act 1970*.

Decision guidelines

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

- Whether the proposal is consistent with the environmental management plans.
- Whether proposal maintains the surface of the capped area above the marker layer.
- The effect of the proposal on nearby existing or proposed residential areas.

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Advertising signs

This zone is in Category 4.

Reference documents

Final Report Environmental Management Plan, Capped Area within Crown Allotment 2081, 107 to 125 Holdsworth Road, North Bendigo, 28 August 2013.

Report Environmental Management Plan, Roadways and Fenced Area, 107 to 125 Holdsworth Road, North Bendigo, 26 September 2013.