

The Bendigo Planning Scheme in relation to Renewable Energy development proposals

From the Bendigo Planning Scheme online (<http://planning-schemes.delwp.vic.gov.au/schemes/greaterbendigo>). Please note the following:

1. Clause 35.07 Farming Zone: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/35_07.pdf - refer to Section 2 Permit Required for Renewable energy Facility (other than Wind energy facility). This must meet the requirements of Clause 52.42
2. Clause 52.42 Particular Provisions for Renewable Energy Facility: <http://planning-schemes.delwp.vic.gov.au/schemes/greaterbendigo>
3. Clause 32.03 Low Density Residential: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/32_03.pdf - this zone does not mention allowance for a renewable energy facility specifically but does have an 'out clause' under Section 2 where it states "Any other use not in Section 1 or 3", meaning that anything not specifically prohibited could be considered, however there would be more stringent requirements to meet.
4. Clause 32.08 General Residential Zone: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/32_08.pdf - this zone allows as part of its purpose to consider the use for educational, recreational, religious, community and a limited number of non residential uses to serve local community needs, in appropriate locations. Although this zone does not mention allowance for a renewable energy facility specifically it does refer to allowing a Permit for Utility installation. It also provides an 'out clause' under Section 2 where it states "Any other use not in Section 1 or 3", meaning that anything not specifically prohibited could be considered, however there would be more stringent requirements to meet.
5. Clause 35.03 Rural Living Zone: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/35_03.pdf - once again this does not explicitly state renewable energy facility but same could apply as in item 3 above. It also does allow Rural Industry to be developed under Section 2 Permit Required.
6. Clause 33.01 Industrial 1 Zone: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/33_01.pdf - under Section 1 No Permit required allows Industry to be developed (I expect that a solar farm could be defined as industry???but not sure). Also under Section 2 Permit is Required it allows Utility Installation which could comply.
7. Clause 35.06 Rural Conservation Zone: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/35_06.pdf - - refer to Section 2 Permit Required for Renewable energy Facility (other than Wind energy facility). This must meet the requirements of Clause 52.42
8. Clause 36.02 Public Park & Recreation Zone: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/36_02.pdf - there is no explicit mention of Renewable Energy facility here, and Industry is a Prohibited use under Section 3. This would appear to knock out PPRZ as a suitable zone for development of this type of facility and would require a rezoning process which can be a long time consuming process to get through any planning scheme.
9. Clause 36.03 Public Conservation and Resource Zone: http://planning-schemes.delwp.vic.gov.au/schemes/vpps/36_03.pdf - Renewable Energy facility is allowable under Section 2 where a permit is required.