

# **Colac Abattoir and Food Production Plant Master Plan**

## **Incorporated Document Colac Otway Planning Scheme**

**May 2016**

## **Introduction**

This document is an Incorporated Document in the Colac Otway Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in this document may be used and / or developed in accordance with the controls in this document.

The controls in this document prevail over any contrary or inconsistent provision in the Colac Otway Planning Scheme.

A planning permit may be sought for any matter required under the ordinary provisions of the Colac Otway Planning Scheme prior to the approval of a Master Plan.

### **1.0 Purpose**

The purpose of this document is as follows:

- To allow for the ongoing and future use and development of the land as an abattoir for the purpose of industry, manufacturing, storage and distribution of meat products
- To provide for the ongoing and future use and development of the land for the purpose of administrative, commercial and office functions associated with the operations of the abattoir and food production plant
- To support employment and investment opportunities in Colac
- To ensure that the manufacturing, storage and distribution of goods and associated uses does not affect the safety and amenity of local communities.

### **2.0 Land to which this Incorporated Document applies**

This Incorporated Document applies to the land to which Schedule 4 to the Special Use Zone applies.

### **3.0 Requirement for a Master Plan**

A Master Plan must be prepared, submitted and approved for the use and development of the land identified in Section 2.0 of this Incorporated Document.

A planning permit may be granted for any matter prior to the approval of a Master Plan.

The Master Plan must be approved to the satisfaction of the Responsible Authority and consider the whole land covered by Schedule 4 to the Special Use Zone.

An approved Master Plan may be amended to the satisfaction of the Responsible Authority.

Despite the approval of a Master Plan, plans for buildings or works must be submitted and approved by the Responsible Authority in accordance with Section 4.0 of Schedule 4 to the Special Use Zone.

The Master Plan must include the following items:

- **An Existing Conditions Plan**, drawn to scale, showing:
  - The boundaries and dimensions of the land
  - The layout of existing buildings and works including floor areas
  - Adjoining roads and cross overs (used and unused)
  - The location, height and use of buildings and works on surrounding land
  - Relevant ground levels
  - The location of any site features, including car parking, driveways and crossovers, and vegetation.
  - The location of the rail corridor, railway line, rail infrastructure and site/ground levels along the corridor.
  
- **A Built Form and Envelope Plan**, drawn to scale, showing:
  - The proposed future development precincts for the site and indicative uses (Note: all uses on the site (killing, processing or storing products or any place where animals are kept on an intensive basis should be at least 100 metres from Lake Colac)
  - Nomination of proposed setback areas (both ground level and upper level), indicative height range of new buildings and works in metres (excluding architectural features, plant / equipment, and building services), and indicative heights for future development precincts. This must include an overall three dimensional building envelope showing maximum heights in metres (excluding architectural features, plant / equipment, and building services) and minimum setbacks in metres
  - Nomination of proposed vehicle entry / exit locations
  - The location, dimensions, and indicative specifications of future advertising signs
  - Details of on-site waste storage
  - Indicative colours, materials and finishes for building facades which utilise muted toning of non-reflective colours.
  
- **A Car Parking, Access, Loading and Transport Management Plan** detailing:
  - The location, number, treatment and maintenance of existing and proposed car parking (on-street and onsite)
  - Location and number of existing and proposed bicycle parking spaces
  - Location and treatment of existing and future areas for loading and unloading
  - Location and treatment of circulation areas, driveways and other access ways within the land including pedestrian access and circulation
  - Traffic assessment of existing and proposed use and development on the surrounding road network including designated truck routes
  - Sustainable transport management measures
  - Framework for assessment of future car parking, bicycle parking, loading and unloading, and access
  - That all future car parking must be provided to the satisfaction of the Responsible Authority
  - That all future loading and unloading requirements must be provided to the satisfaction of the Responsible Authority

- That all future vehicle access must be provided to the satisfaction of the Responsible Authority
  - That all future bicycle parking requirements must be provided to the satisfaction of the Responsible Authority.
- An **Acoustic Report** detailing existing noise-sensitive receptors, existing noise emissions in the local area, and the framework for the management and assessment of future noise emissions.
  - An **Odour Report** detailing existing odour-sensitive receptors, existing odour emissions from the site, and the framework for the management and assessment of future odour emissions.
  - An **Infrastructure / Servicing Report** detailing the existing site services available, including capacity for future expansion.
  - A **Drainage Report** including treatment and waste disposal measures and any possible runoff or contamination.
  - **Cultural Heritage**
  - A **Landscaping plan** which screens the buildings and works from the lake and details of the future landscape planning for future buildings and works;
  - A **Fencing Plan** indicating:
    - Location and height of fencing between the front wall of a building and the street avoiding fencing which is greater than 1.6metres in height and constructed of materials which are less than 50 per cent transparent
    - Location and height of security fencing
    - The location, height and materials of fencing along the rail corridor.

#### 4.0 Guidelines for Preparation of Master Plan

The following matters should be considered in the preparation of a Master Plan:

##### General

- The effect the use or development may have on nearby existing residential areas or other uses within 500 metres of the land.
- Consider sensitive interfaces and the amenity impact on nearby residential development
- Provision of a high level of amenity for workers on and visitors to the site
- A maximum retail floor space of 500sqm, and that goods sold at the site must be in association with the abattoir and food production plant.

##### Site layout

- Locate all staff parking and loading bays to the side or rear of any buildings
- Locate office components and public areas, including visitor car parking, towards the western frontage of the site
- Provide footpaths from the street to the main building entrance(s)
- Separate pedestrian and vehicle circulation
- Separate loading and truck parking areas from car parking areas

- Locate loading and unloading areas, truck parking and outdoor goods or waste storage (including tanks) at the rear of buildings or behind landscaping areas to screen them from street frontages.

### **Building design and landscaping**

- Encourage an excellent standard of architecture and urban design on land visible from public areas
- Design building facades which are visible from public areas to add visual interest
- Design buildings on corner allotments to face both street frontages
- Design buildings to emphasise the main entry
- Design buildings to allow for signage to be integrated within the building form
- Design larger buildings to address visual bulk and massing issues through using a range of building materials, colours, roof forms, articulation, and landscaping
- Provide landscaping using a range of indigenous and exotic species where appropriate to soften the appearance of car parks, driveways and buildings. A landscape strip along the front of buildings should be considered to soften views to the industrial areas from public viewing areas. Landscaping is to be completed within 6 months of the development or works being constructed and minimise the use of potable water
- Setback fencing behind or in line with the front wall of the building, and design the fencing to integrate with landscaping and be recessive
- Buildings and works on the land must not adversely impact upon the safe operation of the rail corridor and must not be sited where they may intrude upon the sightlines of the Flaxmill Road crossing from the railway line.

### **Advertising signs**

- Avoid creating visual clutter in the development of new signage
- Incorporate new signage into building design below the roof line and avoid freestanding or roof top signs
- Minimise the visibility of outdoor advertising signage from the Princes Highway.

## **5.0 Decision Guidelines for the Approval or Amendment of the Master Plan**

Before deciding on the approval or amendment of the Master Plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

### **General**

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- The interface with adjoining zones, especially the relationship with residential areas and rail corridor
- The effect that existing uses may have on the proposed use
- 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 covered by the Master Plan (if prepared in stages)
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport
- The provision of car parking and bicycle parking
- The storage of rubbish and materials for recycling
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas

**Building design and landscaping**

- Whether the building design and siting contributes to the appearance of the industrial area from public viewing areas.
- Whether the landscaping design and siting, species used and planting densities:
  - Help frame and soften any building and screen industrial processing areas
  - Provide shade to parking and amenity areas
  - Contribute to the amenity of the working environment
- Whether the proposed fencing has been designed to have minimal visual impact, and allow for passive surveillance of public and semi-public areas.

**Advertising signs**

- Whether the advertising signage:
  - detracts from the visual appearance or amenity of public places
  - is located on awnings , or within built elements
  - is consistent with the scale and character of the building and its surrounds
  - is of a high quality design and standard.

**6.0 Specific Controls**

Despite any provisions of the Colac Otway Planning Scheme, no planning permit is required pursuant to any of the following provisions, provided that the use and development is generally in accordance with the approved Master Plan to the satisfaction of the Responsible Authority or the approved Colac Abattoir and Food Production Plan Development Plan:

- Use of the land for any purpose in Section 1 of the Special Use Zone (Schedule 4)
- Development of the land under any provision of the Colac Otway Planning Scheme
- Clause 52.05 (Advertising Signs)
- Clause 52.06 Parking
- Clause 52.07 (Loading and Unloading of Vehicles)
- Clause 52.34 (Bicycle Facilities).

Any requirement in Clause 66 of the Colac Otway Planning Scheme for referral does not apply to a proposal if, in the opinion of the Responsible Authority, the proposal satisfies requirements or conditions previously agreed in writing between the Responsible Authority and the referral authority, or the referral authority has considered the proposal for which the application is made within the past three months and has stated in writing that it does not object to the granting of the permit for the proposal.

**Dairy Food Production Plant Master Plan - Connor and Murray  
Streets, Colac**

**Incorporated Document  
Colac Otway Planning Scheme**

**May 2016**

## Introduction

This document is an Incorporated Document in the Colac Otway Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in this document may be used and / or developed in accordance with the controls in this document.

The controls in this document prevail over any contrary or inconsistent provision in the Colac Otway Planning Scheme.

A planning permit may be sought for any matter required under the ordinary provisions of the Colac Otway Planning Scheme prior to the approval of a Master Plan.

## 1.0 Purpose

The purpose of this document is as follows:

- To allow for the ongoing and future use and development of the land for the purpose of industry, manufacturing, storage and distribution of iced confection, milk and dairy-based products
- To provide for the ongoing and future use and development of the land for the purpose of administrative, commercial and office functions associated with Bulla Dairy Foods
- To support employment and investment opportunities within the Shire of Colac Otway
- To ensure that the use and development of the site is undertaken in a manner that recognises and appropriately responds to the adjoining interfaces and CBD location.

## 2.0 Land to which this Incorporated Document applies

This Incorporated Document applies to the land to which the Special Use Zone Schedule 3 applies as shown on the map below.





### 3.0 Requirement for a Master Plan

A Master Plan must be prepared, submitted and approved for the use and development of the land identified in Section 2.0 of this Incorporated Document.

A planning permit may be granted for any matter prior to the approval of a Master Plan.

The Master Plan must be approved to the satisfaction of the Responsible Authority and may be prepared in stages, provided that the preparation of the Plan in stages will not compromise the purpose of the Special Use Zone (Schedule 3).

A Master Plan must consider the whole land covered by the Special Use Zone Schedule 3.

An approved Master Plan may be amended to the satisfaction of the Responsible Authority.

Despite the approval of a Master Plan, plans for buildings or works must be submitted and approved by the Responsible Authority in accordance with Section 4.0 of the Special Use Zone Schedule 3.

The Master Plan must include the following items:

- **An Existing Conditions Plan**, drawn to scale, showing:
  - The boundaries and dimensions of the land
  - The layout of existing buildings and works including floor areas
  - Adjoining roads and cross overs (used and unused)
  - The location, height and use of buildings and works on surrounding land
  - Relevant ground levels
  - The location of any site features, including car parking, driveways and crossovers, and vegetation.
  
- **A Built Form and Envelope Plan**, drawn to scale, showing:
  - The proposed future development precincts for the site and indicative uses
  - Nomination of proposed setback areas (both ground level and upper level), indicative height range of new buildings and works in metres (excluding architectural features, plant / equipment, and building services), and indicative heights for future development precincts. This must include an overall three dimensional building envelope showing maximum heights in metres (excluding architectural features, plant / equipment, and building services) and minimum setbacks in metre
  - Nomination of proposed commercial vehicle entry / exit locations and unused cross overs
  - The location, dimensions, and indicative specifications of future advertising signs
  - Proposed landscape areas
  - Overshadowing analysis
  - Indicative colours, materials and finishes for building facades
  - A streetscape analysis showing relevant street frontages and impact on nearby buildings of heritage significance.

- A **Car Parking, Access, Loading and Transport Management Plan** detailing:
  - The location, number, treatment and maintenance of existing and proposed car parking (on-street and onsite)
  - Location and number of existing and proposed bicycle parking spaces
  - Location and treatment of existing and future areas for loading and unloading
  - Location and treatment of circulation areas, driveways and other access ways within the land including pedestrian access and circulation
  - Traffic assessment of existing and proposed use and development on the surrounding road network
  - Sustainable transport management measures
  - Framework for assessment of future car parking, bicycle parking, loading and unloading, and access.
- An **Acoustic Report** detailing existing noise-sensitive receptors, existing noise emissions in the local area, and the framework for the management and assessment of future noise emissions.
- An **Odour Report** detailing existing odour-sensitive receptors, existing odour emissions from the site, and the framework for the management and assessment of future odour emissions.
- An **Infrastructure / Servicing Report** detailing the existing site services available, including capacity for future expansion.

#### **4.0 Guidelines for Preparation of Master Plan**

The following matters should be considered in the preparation of a Master Plan.

- Protect important view lines and CBD entrance corridors from inappropriate development
- Orientate building entrances and windows to streets where possible, with zero setbacks from street boundaries
- Minimise the impact of overshadowing of public spaces or private open spaces
- Show design innovation and careful composition of all the elements that comprise the design of built form
- Consider how lighting could be used creatively to enhance the night time appearance of buildings and pedestrian safety
- Avoid creating clutter in the development of new signage
- Consider sensitive interfaces.

#### **5.0 Decision Guidelines for the Approval or Amendment of the Master Plan**

Before deciding on the approval or amendment of the Master Plan, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The interface with adjoining zones, especially the relationship with residential areas.
- Whether the Master Plan enhances visual character and pedestrian amenity.
- Whether the Master Plan achieves a high standard of architectural and urban design.
- Whether the Master Plan allows for reasonable solar access as measured by the footpath located on the south side of Connor Street.

- The effect that existing uses may have on the proposed use.
- 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 covered by the Master Plan (if prepared in stages).
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking and bicycle parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

## **6.0 Specific Controls**

Despite any provisions of the Colac Otway Planning Scheme, no planning permit is required pursuant to any of the following provisions, provided that the proposal is generally in accordance with the approved Master Plan to the satisfaction of the Responsible Authority:

- Use of the land for any purpose in Section 1 of the Special Use Zone (Schedule 3).
- Development of the land under any provision of the Colac Otway Planning Scheme.
- Clause 52.05 (Advertising Signs).
- Clause 52.06 and / or the Parking Overlay.
- Clause 52.07 (Loading and Unloading of Vehicles).
- Clause 52.34 (Bicycle Facilities).

Any requirement in Clause 66 of the Colac Otway Planning Scheme for referral does not apply to a proposal if, in the opinion of the Responsible Authority, the proposal satisfies requirements or conditions previously agreed in writing between the Responsible Authority and the referral authority, or the referral authority has considered the proposal for which the application is made within the past three months and has stated in writing that it does not object to the granting of the permit for the proposal.