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## SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

### COLAC INDUSTRIAL AREAS

#### 1.0 Design objectives

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To enhance the appearance of industrial areas.

To ensure that industrial areas in Colac support the development of large scale industrial uses on large lots.

To encourage a high standard of architecture and urban design on land visible from public areas.

To ensure that fencing and signage are integrated with the building and landscape design to enhance the presentation of the development to the public realm.

To provide a high level of amenity for workers and visitors to the industrial areas.

To consider the amenity of adjacent residential uses.

To promote best practice stormwater quality and re-use measures.

#### 2.0 Buildings and works

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##### Permit requirement

A permit is required to construct a fence that is:

- more than 1.5 metres in height and located on or within 5 metres of a public open space reserve boundary or a boundary that has a frontage to a street; or
- constructed of materials which are less than 50 per cent transparent and located on or within 5 metres of a public open space reserve boundary or a boundary that has a frontage to a street.

##### Requirements

###### Site layout

The layout of individual sites should ensure the following where practicable:

- 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 front 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

The design of new buildings and the extension of existing buildings should ensure the following where practicable:

- 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. Landscaping should provide shading for buildings, define entrances and provide a buffer between 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
- Set back fencing behind or in line with the front wall of the building, and design the fencing to integrate with landscaping and be recessive unless it can be demonstrated that it is required for operational purposes.

### 3.0 Subdivision

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All lots should have a minimum area of five (5) ha.

### 4.0 Advertising signs

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Advertising controls are at Clause 52.05. Land affected by this Schedule is in Category 3.

#### Permit requirement

A permit is not required for a non-illuminated business identification sign not exceeding 8sqm in area per premise provided the sign is not freestanding, located on or above the roof; and is flush with the building.

#### Requirements

Signage should address the following requirements:

- Avoid creating visual clutter in the development of new signage
- Incorporate new signage into building design below the roof line and avoid roof top signs
- Avoid freestanding signs unless they are able to accommodate multiple tenancies, provide a navigational or orienting function, and consolidate signage in one location
- Minimise the visibility of outdoor advertising signage from the Princes Highway.

### 5.0 Decision guidelines

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Before deciding on an application the responsible authority must consider, in addition to the decision guidelines in Clauses 65 and 43.02-05, the following matters:

#### Building design and landscaping

- Whether the building design and siting positively 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; and
  - 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, or is required for operational purposes

- Location of rail corridor and railway infrastructure and any potential impact on rail operations
- Areas for appropriate stormwater management measures.

**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 Reference documents**

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Colac Structure Plan (2007)

Colac CBD and Entrances Project (2012)

Colac Township: Economic Development, Commercial and Industrial Land Use Strategy (2017)

## SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

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Shown on the planning scheme map as **DPO6**

### **Bulla Dairy Foods - Forest Street, Colac**

A development plan is required to guide the future development of the Bulla Dairy Foods – Forest Street, Colac operations.

#### **1.0 Requirement before a permit is granted**

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A planning permit may be granted before a Development Plan has been prepared for any use or buildings and works or other matter under the Planning Scheme on the land known as 91-149 Forest Street, Colac (Lot 2 LP207690) and 34 Fulton Street, Colac (Lot 2 PS715678) to the satisfaction of the Responsible Authority.

A planning permit may be granted before a development plan has been prepared for the following:

- Utility installation
- Agriculture, and any building or works in association with the use of the land for agricultural purposes
- Minor extensions, alterations or modification to an existing use or development
- Subdivision, boundary realignment, creation and / or removal of easements or reserves which are necessary to facilitate a transfer of land for public purposes or utility installations to the satisfaction of the Responsible Authority.

Before granting a permit, the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land as contemplated by this Overlay.

#### **2.0 Conditions and requirements for permits**

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##### **Requirements for permits**

The design of new buildings and the extension of existing buildings should ensure the following where practicable:

- 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. Landscaping should provide shading for buildings, define entrances and provide a buffer between 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.
- Set back fencing behind or in line with the front wall of the building, and design the fencing to integrate with landscaping and be recessive unless otherwise required for operational purposes.

Signage should address the following requirements:

- Avoid creating visual clutter in the development of new signage.
- Incorporate new signage into building design below the roof line and avoid roof top signs.

### **Application requirements**

An application for a planning permit to use or develop land should be accompanied by the following, as appropriate, to the satisfaction of the Responsible Authority:

- A Town Planning Report that assesses how the planning permit application is generally in accordance with the approved Development Plan
- A Landscape Plan, detailing existing vegetation; proposed retention and removal of vegetation; new planting / landscape works; and any fencing required within the landscape areas of the site
- A Transport Impact Assessment Report, detailing the existing and proposed transport arrangements and impacts taking into consideration Clauses 52.06, 52.07 and 52.34 of the Planning Scheme
- An Acoustic Report, detailing the proposed noise mitigation measures for the operational aspects of the development.

### **Conditions for permits**

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the approved development plan are implemented as part of the planning permit or the plans endorsed under the permit including works identified by the:

- Road Network and Transport Management Plan
- Integrated Water Management Plan
- Open Space and Landscape Masterplan
- Acoustic Report
- Construction Management Plan.

This includes conditions to require prior to the commencement of the use of the approved development, the permit holder construct the identified off-site infrastructure appropriate to the stage as identified in the aforementioned plans to satisfaction of the Responsible Authority.

## **3.0 Requirements for development plan**

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A development plan may be prepared in stages but consider the whole land.

An approved development plan may be amended to the satisfaction of the Responsible Authority.

A development plan must include the following:

A **Site Analysis Plan** which includes:

- Title boundary, dimensions of the land and total land area
- Details of any existing buildings and works on the land
- Any features of the land, including topography, vegetation, and watercourses
- Details of existing interfaces with adjoining land
- Details of the nearby land uses and built form
- Details of the adjoining road network
- Details of the land subject to inundation and the applicable flood level/s
- Details of any relevant EPA threshold distances as noted in EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013).

A **Master Plan** which shows as appropriate:

- The general location and footprint of new land uses and buildings

- Staff parking and loading bays to the side or rear of any buildings
- Office components and public areas, including visitor car parking, towards a street frontage of the site
- Footpaths from the street to the main building entrance(s)
- Separation of pedestrian and vehicle circulation
- Separation of loading and truck parking areas from car parking areas
- Loading and unloading areas, truck parking and outdoor goods or waste storage (including tanks) to the rear of buildings and the use of landscaping to screen them from street frontages where practicable
- An interface treatment to the residential land to the west to protect the amenity of existing and future residents. The interface treatment must be:
  - cognisant of any findings of the Acoustic Report, Road Network and Transport Management Plan, and Lighting Report required by this Schedule, and
  - cognisant of separation distances set out in EPA publication 1518 Recommended separation distances for industrial residual air emissions (March 2013), and
  - nominate any appropriate maximum building heights and / or setbacks within designated interface areas.
- Primary truck and vehicle entry and exit locations and internal circulation spaces
- Primary truck routes for accessing the site, avoiding the use of Fulton Street except for emergency access
- The location of any acoustic treatment zones
- Any major items of engineering infrastructure (retarding basins etc.)
- Any spatial requirements of a Cultural Heritage Management Plan or study
- A staging plan that identifies the stages by which the development of the land may proceed, identifying the infrastructure required to facilitate development without causing adverse impacts to the surrounding land and land upstream or downstream.

An assessment against relevant **State Environment Protection Policies**.

A **Biodiversity Assessment** which includes:

- Assessment of the existing vegetation on the land having regard to Clause 52.17 of the Colac Otway Planning Scheme
- Recommendations regarding existing vegetation to be removed and retained.

An **Open Space and Landscape Master Plan** which includes:

- The location of any existing vegetation to be retained or removed
- Details of the proposed landscape setback zones at the interface with the road network, adjoining properties, the creek interface, and internal roadways
- Fencing requirements in relation to street frontages and frontage to the Barongarook Creek
- Details of the interface with the Barongarook Creek and indicative cross sections
- Indicative cross-sections of the site with Fulton Street and Hearn Street
- Details of any proposed street tree planting
- Nomination of preferred species
- Landscaping using a range of indigenous and exotic species where appropriate to soften the appearance of car parks, driveways and buildings. Landscaping should provide shading for buildings, define entrances and provide a buffer between buildings. A landscape strip along the front of buildings should be considered to soften views to the industrial areas from public viewing areas

- Reference to Colac Otway Public Open Space Strategy, October 2011.

A **Road Network and Transport Management Plan** which includes:

- Details of the existing conditions, including vehicle access, crossover locations, and car parking
- Details of the adjoining road network, including existing volumes of traffic
- Identification of the car parking, loading and bicycle parking requirements set out in the Colac Otway Planning Scheme
- Assessment of future vehicle, truck, cycle and pedestrian access locations and circulation zones within the site
- Reference to the requirement of the Infrastructure Design Manual and associated Design Notes
- All off-site traffic infrastructure requirements detailing both upgrades to the existing and new infrastructure required associated with the development of the land at different stages of its development to the satisfaction of the Responsible Authority.

The Road Network and Transport Management Plan is to define external road cross sections, including where relevant, verge widths, nature strips, kerb and channel, pavement widths and pathways for all identified roads within and adjoining the development, to meet the traffic needs and be capable of incorporating any drainage elements such a WSUD if needed.

The Road Network and Transport Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit which arise as a consequence of the development of the land.

An **Acoustic Report** which identifies:

- Existing noise sources, noise levels and noise attenuation mechanisms
- Possible sensitive land uses / noise receptors surrounding the land
- Possible future proposed noise sources and impacts
- Parameters for future acoustic mitigation works, including any relevant State Environment Protection Policies or guidelines
- Noise management frameworks.

An **Integrated Water Management Plan** that takes an integrated approach to stormwater and drainage management, is designed to reference the whole catchment and includes:

- Reference to:
  - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005
  - The Infrastructure Design Manual and associated Design Notes
  - Colac Stormwater Development Strategy, 2016
- Details of existing drainage infrastructure
- Basic MUSIC modelling for evaluation of the required areas for stormwater management facilities
- Details of the proposed options for managing flooding and stormwater which:
  - Integrates Water Sensitive Urban Design features;
  - Shows areas for treatment and retardation;

Includes opportunities for re-use for immediate or future implementation, with technical design details to form part of future planning permit applications.

The Integrated Water Management Plan is to address all off-site drainage infrastructure requirements and staging associated with the development of the site to the satisfaction of the Responsible Authority.

An **Aboriginal Cultural Heritage Report** addressing the requirements of the *Aboriginal Heritage Act 2006*, as relevant.

A **Lighting Report** which identifies:

- Nearby land uses which may be sensitive to lighting impacts
- Requirements for external lighting of buildings, car parks and accessways
- Relevant lighting guidelines and framework for future detailed lighting design.

A **Construction Management Plan** specifying measures proposed to ensure that construction activity has minimal impact on surrounding residential areas.

#### **4.0 Decision guidelines**

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Before approving a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the views of the EPA, VicRoads, Barwon Water and the Corangamite Catchment Management Authority.



## **SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**

### **J Barrys Road, Colac Industrial Area**

A development plan is required to guide the future subdivision, use and development of the J Barrys Road Industrial Area to ensure that a range of detailed planning issues are resolved prior to the commencement of development of the area.

#### **1.0 Requirement before a permit is granted**

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A planning permit may be granted before a development plan has been prepared for the following:

- Agriculture, and any building or works in association with the use of the land for agricultural purposes
- Minor extensions, alterations or modification to an existing use or development.

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

#### **2.0 Conditions and requirements for permits**

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##### **Application requirements**

The following information must be provided with any permit application as appropriate:

- An assessment demonstrating that the proposal is generally in accordance with the approved development plan
- An Environmental Management Plan showing measures proposed to be applied to the new buildings or works to achieve minimal impact on surrounding residential areas. The Environmental Management Plan must include all monitoring, auditing, reporting and mitigation measures that are relevant to the new use and development of the land.

##### **Conditions for permits**

A planning permit must include conditions or requirements which give effect to the provisions and requirements of the approved Development Plan and the approved Shared Infrastructure Funding Plan which forms part thereof.

#### **3.0 Requirements for development plan**

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One development plan must be prepared for the whole of the land to which this schedule applies

An approved development plan may be amended to the satisfaction of the Responsible Authority

A development plan must include the following elements to the satisfaction of the Responsible Authority.

An **Urban Design Masterplan** that includes:

- A site analysis
- The location of all proposed land uses including roads, public open space, drainage reserves, and other known authority reserves
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes with a minimum size of 5ha. The layout is to maximise solar efficiency to as many lots as possible

- An appropriate interface to rural living lots located to the west of the site, and any areas of proposed open space
- Details of any relevant separation distances from EPA *Publication 1518 Recommended separation distances for industrial residual air emissions* (March 2013) and any proposed land use restrictions and / or uses allowed within the buffer which respect the residential interface
- Staging of the development of the land and infrastructure requirements needed for each stage.

A **Road Network and Transport Management Plan** that includes:

- Access to the site from the external road network designed to minimise the amenity impact of vehicle movement on surrounding residential uses
- An internal road network that provides for a high level of permeability through, and access within the development, for all vehicular and non-vehicular traffic including pedestrians and cyclists and which responds to the topography of the site
- Identification of upgrades to the external road network to the satisfaction of the Responsible Authority including:
  - Hearn Street intersection
  - Forest Street.
- Reference to the requirement of the Infrastructure Design Manual and associated Design Notes
- Provision of footpaths on both sides of all roads
- Definition of the cross sections, including where relevant, verge widths, naturestrips, kerb and channel, pavement widths and pathways for all identified roads within the development, to meet the traffic needs and be capable of incorporating any drainage elements such as WSUD.

The Road Network and Transport Management Plan is to address all off-site traffic infrastructure requirements associated with the site to the satisfaction of the Responsible Authority.

The Road Network and Transport Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit which arise as a consequence of the development of the land.

An **Integrated Water Management Plan** that takes an integrated approach to stormwater and drainage management, is designed to reference the whole catchment and includes:

- Reference to:
  - WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005
  - Clause 56-07 of the Colac Otway Planning Scheme
  - The Infrastructure Design Manual and associated Design Notes
  - Colac Stormwater Development Strategy, 2016.
- A Drainage Feasibility Study which analyses the sub-catchment with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the Responsible Authority. Strategies shall be based on limiting flows and runoff volumes to the downstream drainage system, drainage lines, waterways and water bodies to ensure no adverse impact
- Details of the management and control of stormwater during the construction phase of the development and contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure
- Measures to be incorporated into the design and construction of the drainage basins to discourage mosquito breeding
- A Water Sensitive Urban Design that:

- Demonstrates the methods of collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner including as appropriate, provision of detention and water quality treatment
- Utilises the MUSIC (Model for Stormwater Improvement Conceptualisation) program to measure the benefits and performance outcomes incorporated into the plan
- Provides for the safe overflows paths for the 1% ARI and considers the impact of the >1% ARI event.

The Integrated Water Management Plan is to address all off-site drainage infrastructure requirements associated with the development of the site to the satisfaction of the Responsible Authority.

An assessment against any relevant **State Environment Protection Policies**.

A **Biodiversity Assessment** which includes the application requirements of Clause 52.17.

An **Open Space and Landscape Masterplan** that includes:

- A landscape street tree treatment to provide an attractive subdivision, including the provision of canopy trees throughout the site to reduce the visual impact of industrial development when viewed from surrounding land, particularly the elevated land to the south
- The potential retention of existing trees wherever possible
- The inclusion of canopy trees within larger allotments
- A plant species list and proposed location of each species
- Details of any proposed landscape setback areas at the interface with the road network, adjoining properties, and internal roadways as required
- The provision of a 20m deep landscaped strip along the southern and western boundaries;
- Details of any proposed areas of open space
- Reference to Colac Otway Public Open Space Strategy, October 2011.

A **Lighting Report** that identifies:

- Nearby land uses which may be sensitive to lighting impacts
- Requirements for external lighting of buildings, car parks and accessways, and street lights
- Relevant lighting guidelines and framework for future detailed lighting design.

A **Services Report** that details how physical infrastructure will be provided to all lots and any external upgrades which may be required.

A **Shared Infrastructure Funding Plan** which guides the delivery of shared infrastructure in the development plan area by:

- Identifying the land parcels which are to be developed and quantifying the area and likely development yield of each parcel
- Identifying shared infrastructure required to support development
- Identifying the specifications, costs and justification for each item
- Apportioning costs to each catchment area in the development plan area, and calculating levies payable to ensure delivery of shared infrastructure
- Identifying any additional infrastructure items that are to be provided by specific landowners

- Describing the mechanisms by which the Shared Infrastructure Funding Plan will be implemented, including collection of levies, delivery of infrastructure, responsibilities for works in-kind and administration of the document (such as indexation)
- Provides clear principles regarding obligation of developers to deliver and/or facilitate works.

An **Acoustic Report** which identifies:

- Existing noise sources, noise levels and noise attenuation mechanisms
- Possible sensitive land uses / noise receptors surrounding the land
- Possible future proposed noise sources and impacts
- Parameters for future acoustic mitigation works, including any relevant State Environment Protection Policies or guidelines
- Noise management frameworks.

A **Construction Management Plan** specifying measures to:

- Protect any significant vegetation on the site
- Minimise the impact of construction on neighbouring properties and uses
- Protect Council assets, including access roads
- Manage the removal, stockpiling, respreading and/or disposal of soil.

#### **4.0 Decision Guidelines**

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Before approving a development plan, in addition to the decision guidelines in Clause 65, the Responsible Authority must consider, as appropriate, the views of the EPA, VicRoads, Barwon Water and the Corangamite Catchment Management Authority.