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Proposed C86

## SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**

### DAIRY FOOD PRODUCTION PLANT - CONNOR AND MURRAY STREETS, COLAC

#### Purpose

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 Colac Otway Shire.

To ensure that the use and development of the site is undertaken in a manner which recognises and considers the interfaces with adjoining land uses.

To provide for the use and development of the land in accordance with the Incorporated Document entitled 'Dairy Food Production Plant – Connor and Murray Streets, Colac, May 2016.'

## 1.0

### Table of uses

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#### Section 1 - Permit not required

Use	Condition
<b>Car park</b>	<p>Must be associated with the manufacturing or production of iced-confection, milk and dairy-based products.</p> <p>Must be generally in accordance with Dairy Food Production Plant – Connor and Murray Streets, Colac approved as part of an Incorporated Document forming part of this Planning Scheme.</p>
<b>Industry (other than Materials recycling, Refuse disposal, Rural industry, Service industry, Transfer station)</b>	<p>Must be associated with the manufacturing or production of iced-confection, milk and dairy-based products.</p> <p>Must be generally in accordance with Dairy Food Production Plant – Connor and Murray Streets, Colac approved as part of an Incorporated Document forming part of this Planning Scheme.</p>
<b>Manufacturing Sales</b>	<p>Must be associated with the manufacturing or production of iced-confection, milk and dairy-based products.</p> <p>Must be generally in accordance with Dairy Food Production Plant – Connor and Murray Streets, Colac approved as part of an Incorporated Document forming part of this Planning Scheme.</p>
<b>Minor Utility Installation</b>	
<b>Office</b>	<p>Must be associated with the manufacturing or production of iced-confection, milk and dairy-based products.</p> <p>Must be generally in accordance with Dairy Food Production Plant – Connor and Murray Streets, Colac approved as part of an Incorporated Document forming part of this Planning Scheme.</p>

<b>Rural Industry</b>	<p>Must be associated with the manufacturing or production of iced-confection, milk and dairy-based products.</p> <p>Must be generally in accordance with Dairy Food Production Plant – Connor and Murray Streets, Colac approved as part of an Incorporated Document forming part of this Planning Scheme.</p>
<b>Shop</b>	<p>Must be associated with the manufacturing or production of iced-confection, milk and dairy-based products.</p> <p>Must be generally in accordance with Dairy Food Production Plant – Connor and Murray Streets, Colac approved as part of an Incorporated Document forming part of this Planning Scheme.</p>
<b>Warehouse</b>	<p>Must be associated with the manufacturing or production of iced-confection, milk and dairy-based products.</p> <p>Must be generally in accordance with Dairy Food Production Plant – Connor and Murray Streets, Colac approved as part of an Incorporated Document forming part of this Planning Scheme.</p>

## Section 2 - Permit required

Use	Condition
<b>Caretaker's house</b> <b>Food and drink premises</b> <b>Any other use not in Section 1 or 3</b>	

## Section 3 - Prohibited

Use
<b>Accommodation (other than Caretaker's house)</b> <b>Agriculture</b> <b>Child care centre</b> <b>Earth and energy resources industry</b> <b>Leisure and recreation</b> <b>Materials recycling</b> <b>Place of assembly</b> <b>Pleasure boat facility</b> <b>Refuse disposal</b> <b>Retail premises (other than Food and drink premises, Manufacturing sales and Shop)</b> <b>Service industry</b> <b>Transfer station</b> <b>Transport terminal</b>

## 2.0

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### Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land
- Appearance of any building, works or materials
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

### 3.0 Subdivision

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A planning permit is required to subdivide land.

This does not apply if the proposed subdivision is generally in accordance with a Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme.

### 4.0 Buildings and works

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A permit is required to construct a building or construct or carry out works.

This does not apply if:

- the proposed buildings and works are generally in accordance with a Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme
- the proposed buildings or works rearrange, alter or renew plant if the area or height of the plant is not increased.

Building or works which are generally in accordance with a Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme must be constructed or carried out in accordance with the following plans, as appropriate, prepared to the satisfaction of the responsible authority.

- Site Context Plan identifying the location and extent of the new works, including surrounding land uses and built form
- Existing conditions, floor plans and elevations
- Proposed floor plans and elevations
- Section drawings
- Landscaping details (if any)
- Colours, materials and finishes
- Car Parking, Access, Bicycle Parking and Loading Report or a Traffic Management Plan where buildings and works will result in a significant increase in traffic generation or parking requirements
- Infrastructure / Services Report
- Stormwater Management Plan specifying details of how stormwater runoff from proposed new buildings or works will be managed
- Waste Management Plan (if proposing new uses or additional floor space that would warrant a change to existing arrangements)
- Noise Management Plan (if proposing new industrial or warehouse uses only) which is consistent with the Acoustic Report included in the Master Plan
- Odour Report (if proposing new industrial or warehouse uses only) providing details on the expected levels of emissions from new buildings or works
- An assessment of the proposal against any relevant State Environment Protection Policies
- Construction Management Plan (if proposing new industrial or warehouse uses only) specifying measures proposed to ensure that construction activity has minimal impact on surrounding areas
- Environmental Management Plan (if proposing new industrial or warehouse uses only) showing measures proposed to be applied to the new buildings or works to achieve minimal impact on surrounding 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 .

If the above items are generally in accordance with an approved Master Plan and to the satisfaction of the Responsible Authority, the plans may be approved by the Responsible Authority.

## 5.0 Application requirements

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### Use

An application to use land in Section 2 must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and despatch.
  - Light spill or glare.

### Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking including the number of new car parking spaces and loading and unloading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

## 6.0 Exemption from notice and review

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An application to subdivide land or construct a building or construct or carry out works 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. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Any consent required for plans lodged under Section 4.0 of this Schedule which are generally in accordance with the Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme 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.

## 7.0 Decision guidelines

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Before deciding on an application, 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
- Whether the proposal enhances visual character and pedestrian amenity
- Whether the proposal achieves a high standard of architectural and urban design.

### Use

- The effect that the use may have on nearby existing residential areas or other uses which are sensitive to industrial off-site effects
- 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 required for the proposed use.

### Subdivision

- Provision for vehicles providing for supplies, waste removal and emergency services and public transport
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

### Building and works

- 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 provision for the loading and unloading of vehicles
- 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
- The availability of and connection to services
- The drainage of the land.

## **8.0 Advertising signs**

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Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

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## SCHEDULE 4 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ4**

### COLAC ABATTOIR & FOOD PRODUCTION PLANT

#### Purpose

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 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.

To provide for the use and development of the land in accordance with the approved 'Colac Abattoir and Food Production Plant Master Plan (Incorporated Document), May 2016'.

## 1.0

### Table of uses

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#### Section 1 - Permit not required

Use	Condition
<b>Agriculture (other than Animal keeping, Animal training, Apiculture, Intensive animal husbandry, Rice growing and Timber production)</b>	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir &amp; Food Production Plant Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme or the approved Colac Abattoir and Food Production Plan Development Plan</p>
<b>Minor Utility Installation</b>	
<b>Office</b>	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir &amp; Food Production Plant Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme or the approved Colac Abattoir and Food Production Plan Development Plan</p>
<b>Railway</b>	
<b>Rural Industry</b>	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir &amp; Food Production Plant Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme or the approved Colac Abattoir and Food Production Plan Development Plan</p>
<b>Tramway</b>	
<b>Warehouse</b>	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir &amp; Food Production Plant Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme or the approved Colac Abattoir and Food Production Plan Development Plan</p>

**Section 2 - Permit required**

Use	Condition
Any use not in Section 1 or 3	

**Section 3 - Prohibited**

Use
Accommodation (other than Caretaker's house)
Cinema based entertainment facility
Hospital
Shop (other than Adult sex bookshop, Convenience shop and Restricted retail premises)

**2.0****Use of land**

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A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land
- Appearance of any building, works or materials
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

**3.0****Subdivision**

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Proposed C86

A planning permit is required to subdivide land.

This does not apply if the proposed subdivision is generally in accordance with a Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme.

**4.0****Buildings and works**

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Proposed C86

A permit is required to construct a building or construct or carry out works.

This does not apply if:

- the proposed buildings and works are generally in accordance with a Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme
- the proposed buildings or works rearrange, alter or renew plant if the area or height of the plant is not increased
- the proposed buildings or works is generally in accordance with the approved Colac Abattoir and Food Production Plan Development Plan

Building or works which are generally in accordance with a Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme must be constructed or carried out in accordance with the following plans, as appropriate, prepared to the satisfaction of the responsible authority.

- Site Context Plan identifying the location and extent of the new works, including surrounding land uses and built form
- Existing conditions, floor plans and elevations
- Proposed floor plans and elevations
- Section drawings



- Landscaping details (if any)
- Colours, materials and finishes
- Visual assessment (if required)
- Car Parking, Access, Bicycle Parking and Loading Report or a Traffic Management Plan where buildings and works will result in a significant increase in traffic generation or parking requirements;
- Infrastructure / Services Report
- A Stormwater Management Plan specifying details of how stormwater runoff from proposed new buildings or works will be managed
- Waste Management Plan (if proposing new uses or additional floor space that would warrant a change to existing arrangements)
- A Noise Management Plan (if proposing new industrial or warehouse uses only) providing details on the expected noise levels from the new buildings or works at the property boundaries to ensure noise emitted from the premises does not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011)
- Odour Report (if proposing new industrial or warehouse uses only) providing details on the expected levels of emissions from new buildings or works
- An assessment of the proposal against any relevant State Environment Protection Policies
- A Construction Management Plan (if proposing new industrial or warehouse uses only) specifying measures proposed to ensure that construction activity has minimal impact on surrounding areas
- An Environmental Management Plan (if proposing new industrial or warehouse uses only) showing measures proposed to be applied to the new buildings or works to achieve minimal impact on surrounding 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.

If the above items are generally in accordance with an approved Master Plan and to the satisfaction of the Responsible Authority, the plans may be approved by the Responsible Authority.

## 5.0 Application requirements

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### Use

An application to use land in Section 2 must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised
- The type and quantity of goods to be stored, processed or produced
- How land not required for immediate use is to be maintained
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels
  - Air-borne emissions

- Emissions to land or water
- Traffic, including the hours of delivery and despatch
- Light spill or glare.

### **Buildings and works**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking including the number of new car parking spaces and loading and unloading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
  - Location of the rail corridor, railway line, rail infrastructure and site/ground levels along the corridor.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

## **6.0 Exemption from notice and review**

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An application to subdivide land or construct a building or construct or carry out works 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. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Any consent required for plans lodged under Section 4.0 of this Schedule which are generally in accordance with the Master Plan approved as part of an Incorporated Document forming part of this Planning Scheme 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.

## **7.0 Decision Guidelines**

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Before deciding on an application, 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
- Whether the proposal achieves a high standard of architectural and urban design.

### **Use**

- The effect that existing uses may have on the proposed use
- The drainage of the land
- Odour and noise emissions
- The availability of and connection to services
- The effect of traffic to be generated on roads.

### **Subdivision**

- Provision for vehicles providing for supplies, waste removal and emergency services and public transport
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

### **Building and works**

- The provision of car parking
- 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
- Whether the proposed 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.

## **8.0 Advertising signs**

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Proposed C86

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.