



The Colac Otway Planning Scheme includes a number of provisions that apply to industrial activities. The following is a guide to some of the most relevant provisions.

The Colac Otway Planning Scheme includes only one industrial zone, known as the Industrial 1 Zone (Clause 33.01). The key purpose of this zone is:

→ *To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.*

State planning policies for industrial activities can be found within the following clauses of the planning scheme:

- Built Environment (Clause 15)
- Economic Development (Clause 17)
- Infrastructure (Clause 19)

Local planning policies relevant to industrial activities can be found in the following clauses:

- Settlement (Clause 21.03)
- Manufacturing (Clause 21.05-3)

The planning scheme includes many Particular Provisions. The most relevant to industrial activities include:

- Advertising Signs (Clause 52.05)
- Car Parking (Clause 52.06)
- Loading and Unloading (Clause 52.07)
- Uses with Adverse Amenity Potential (Clause 52.10)

Uses, buildings, works, subdivision and demolition not requiring a permit are listed at Clause 62 of the Colac Otway Planning Scheme.

ADDITIONAL CONTROLS MAY APPLY IF OVERLAYS AFFECT YOUR LAND.

Two industrial areas in Colac have specific Design and Development Overlay controls as follows:

- DDO1 - Industrial Area on the eastern edge of Colac
- DDO2 - Colac West Business Area
- DDO2 - Colac West Business Area

This information sheet has been prepared to assist people with the Colac Otway Planning Scheme as it relates to the Industrial 1 Zone. This information sheet should be read in conjunction with the **General Planning Application Checklist**, available to download from the Colac Otway Shire website or by contacting the Planning Team (details below).

A range of industrial related uses do not require planning approval within the Industrial 1 Zone, some uses require a planning permit and a small number of uses are prohibited. In most cases buildings and works and subdivision require planning permission in the Industrial 1 Zone, with a few minor exceptions.

You must obtain any required approvals prior to commencing a new use, development or subdivision.

CONSIDERATIONS

In preparing an application for a development, new use or subdivision in the Industrial 1 Zone the following matters are important considerations.

Nature of use

The purpose of the use and the types of activities which will be carried out will need to be clearly explained. Your description should include details of any existing activities on the land and how this will change.

Amenity issues

The potential effect on the amenity of surrounding land uses is an important consideration with industrial activities. Amenity issues to consider include noise levels, air-borne emissions, traffic, delivery and despatch, light spill or glare, emissions to land and water, and operating hours. Your application must include adequate information to allow a detailed assessment of potential impacts.

Some uses may have minimum setback requirements from sensitive uses, as detailed in Clause 52.10.

Staff numbers

The number of effective full time staff is important to consider and can affect the amount of on-site car parking required and anticipated activity levels.

Advertising signs

The display of advertising signs within the Industrial 1 Zone is subject to the provisions of Clause 52.05 of the planning scheme. This clause provides a list of controls that apply to advertising signs. It also identifies which signs do not require a planning permit (Clauses 52.05-4 and 52.05-7). Subject to meeting maximum size requirements, business identification signs on land in the Industrial 1 Zone generally do not require a planning permit.

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Car parking

The Colac Otway Planning Scheme includes car parking requirements for a wide variety of land uses at Clause 52.06. Not all uses have a specific car parking requirement, however. In such cases an adequate number of car spaces must be provided to the satisfaction of Council.

If your application involves a new use or an increase in floor area and you are unable to provide the associated car parking requirement on-site, you may need to apply for a planning permit for a reduction (including a reduction to zero) in the car parking requirement, even if a planning permit is not required for the actual use.

Clause 52.06-6 (Application Requirements and Decision Guidelines for Permit Applications) sets out details of the information that must be submitted and identifies the criteria which applicants must address to demonstrate why car parking should be reduced. Council will consider the nature of the proposed use in the context of the current parking issues and difficulties within the locality. Where adequate car parking cannot be provided, your application may be refused.

Another key consideration with car parking is design, accessibility and manoeuvrability. Clause 52.06-8 sets out the minimum dimensions for car parking spaces and access lanes. Your application must demonstrate compliance with these standards.

Access

Access to and egress from the site must be provided that does not impact on the safety of pedestrians or road users. Applicants should liaise with Council's Infrastructure Engineers and VicRoads (if site is adjacent to a Road Zone, Category 1) prior to lodging a planning application to determine access requirements.

Some applications may need to include a Traffic Impact Assessment depending on the nature of the use, development, site and locality.

Loading facilities

Loading facility requirements are also specified in Clause 52.07. It is important when designing developments that appropriate off street loading facilities are provided if required. The anticipated hours and means of delivery and despatch should also be specified in the application.

Subdivision

The Industrial 1 Zone includes particular decision guidelines for subdivisions at Clause 33.01-3. Applications for subdivision should demonstrate how the proposed subdivision will meet the decision guidelines.

What do I need to submit with my application within the Industrial 1 Zone?

In addition to all the information identified on the **General Planning Application Checklist**, you must provide the following as required by the zone:

- An application to **use land** for an industry or warehouse 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
- An application to **construct a building or construct or carry out works** must be accompanied by the following information, as appropriate:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas
 - External storage and waste treatment areas
- Elevation drawings to scale which show the colour and materials of all buildings and works
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

For subdivision:

- Written submission explaining the purpose of the subdivision and how the subdivision has been designed to address the site characteristics.
- Full site plan to scale and with dimensions showing the proposed subdivision layout in context with the site conditions and including lot boundaries and sizes, with all dimensions and easements shown.

Please note additional information may be required depending on the nature of the application.

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