**Planning Policy Framework**

**Revised Strategy and Policy Guidelines**

**17.03-1L Industrial Development in Colac**

**Objective**

To support industrial opportunities and protect the ongoing viability of Colac’s industrial businesses by ensuring they are appropriately located and clear of encroachment by sensitive uses.

**Strategies**

Accommodate new industrial land as identified in the Colac Framework Plan to Clause 02.04 and facilitate coordinated development through the use of a Precinct Structure Plan or equivalent planning control.

Ensure that an adequate supply of large allotments ~~(greater than 5 hectares)~~ (delete) are available for industrial development.

Discourage industrial development adjacent to Lake Colac on land that is not zoned industrial.

Encourage industrial development in Colac’s eastern industrial areas for a diverse range of light to general industrial activities.

~~Ensure a sufficient supply of land for large scale industrial development.~~ (delete)

Provide land within the J Barrys Road Industrial Precinct to cater for large scale industry. (insert)

**Policy guidelines**

Consider as relevant:

* ~~Discouraging further subdivision of land below 5 hectares in Colac’s eastern industrial areas~~. (delete)
* Support industrial subdivisions that provide for a range of industrial lot sizes of between lots 1-2 hectares and lots over 5 hectares in area. (insert)