

19/01/2006
VC37**SCHEDULE 1 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ1.

DEFENCE INDUSTRIES BENALLA**Purpose**

Provide for defence industry with extensive buffer areas of undeveloped land.

Provide for defence industry with extensive areas of undeveloped land.

Encourage the development of employment activities.

Provide for the orderly establishment of defence industry uses.

Limit undesirable impacts on the environment.

Ensure that the development process provides for the conservation, enhancement and management of buffer lands.

Conserve the integrity of the landscape and encourage high aesthetic standards in all development, especially in areas of high environmental sensitivity.

1.0
19/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Agriculture (other than intensive animal husbandry)	
Defence industry	Must be engaged in a government approved program of defence goods manufacture, testing or storage.
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08-2.
Minor utility installation	
Search for stone	Must not be costeaning or bulk sampling.
Road	

Section 2 - Permit required

USE	CONDITION
Dwelling	
Home occupation	
Informal outdoor recreation	
Mining - if the Section 1 condition is not met	
Place of worship	
Search for stone - if the Section 1 condition is not met	

Section 3 - Prohibited

USE
Any use not in Section 1 or 2.

2.0
19/01/2006
VC37

Concept plan

Except with a permit, the use and development provided for under the terms of this special use zone must be in accordance with a concept plan approved by the responsible authority known as “ADI Benalla Facility Concept Plan, BAC – WMR 03, October 1992”.

The responsible authority may endorse a more detailed concept plan for all or part of the zone as being consistent with an approved Concept Plan.

Subdivision

Each lot must be at least 16 hectares.

Buildings and works

Development of any area of land within the zone may be undertaken according to a development plan for that area, or including that area, which has been prepared and approved to the satisfaction of the responsible authority, without a permit.

A development plan must be generally in accordance with the relevant components of an approved Concept Plan and must show or include:

- The relationship to existing development.
- The stages, if any, in which the land is to be developed and the time for commencement and completion of each and any stage of development.
- The location, height, dimensions, floor area and elevations of all proposed buildings and works to the satisfaction of the responsible authority.
- Materials and external finishes of all proposed buildings.
- Landscaping proposed with the development generally in accordance with the Landscape Concept Plan.
- All relevant existing natural and physical features of the land including topography, vegetation, buildings and other works to the satisfaction of the responsible authority.

- Details of proposed traffic and access arrangements and associated works on or adjacent to the land.
- Location and design of all vehicle and pedestrian access ways.
- Location and design of all car parking areas and access to and from them.
- Provision for loading and unloading of vehicles associated with the development.
- Provision for utility services to be associated with the development.
- Details of drainage for the proposed works.
- Details of any advertising signs or advertisements proposed to be constructed or displayed on the land.
- Details of environmental management measures to be implemented during construction of buildings and works.

All buildings and works and landscaping must be in accordance with the development plan. The responsible authority may consider a development plan for any stage of the proposed development.

At the request or with the consent of the owner, the development plan may be amended to the satisfaction of the responsible authority.

The responsible authority may issue a permit for development which is inconsistent with an approved development plan.

5.0

19/01/2006
VC37

Site Coverage

Except with a permit all buildings must not exceed the site coverage specified in the following table for the development areas shown on the ADI Benalla Facility Concept Plan.

DEVELOPMENT AREA	SITE COVERAGE
Administration and Components	30%
Explosives Processing, Filling and Assembly	15%
Magazine Storage	7.5%

6.0

19/01/2006
VC37

Height

Except with a permit a building must not exceed the height above natural ground level specified in the following table for the development areas shown on the ADI Benalla Facility Concept Plan.

DEVELOPMENT AREA	HEIGHT
Administration and Components	15 metres
Explosives Processing, Filling and Assembly	13 metres
Magazine Storage	7 metres

7.0

19/01/2006
VC37

Landscape concept plan

No buildings or works may be constructed or carried out until a Landscape Concept Plan has been prepared for the whole of the land within the zone and approved by the responsible authority.

The plan must provide the overall landscaping concept for the land and must show:

- A fence to be constructed around the redgum swamp located approximately 300m to the south of "Colwonga" homestead. This area is to be managed as a nature conservation area to preserve the existing ecosystem of the swamp.

At the request or with the consent of the owner, the Landscape Concept Plan may be amended and approved by the responsible authority.

8.0

19/01/2006
VC37

Exempt development

The requirements of Clause 4.0 and 7.0 do not apply to:

- Outbuildings, garages or similar buildings which are not used for storage of explosive goods and materials with a height not exceeding 3m and a floor area not exceeding 30m².
- Site preparation works involving the construction of fences and provision of utility services necessary for the construction of buildings and works.
- Maintenance of landscaped areas, roads and access ways, and utility services.

9.0

19/01/2006
VC37

Decision Guidelines

Before deciding whether a permit should be granted and when deciding whether the development plan is satisfactory or can be amended, the responsible authority must consider:

- The purpose of the zone.
- The need for buffer areas between defence industry and nearby activities.
- The need to protect the environment quality and attributes of the area.