

26/10/2017
C86**SCHEDULE 4 TO CLAUSE 37.01 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 Incorporated Document, 'Colac Abattoir and Food Production Plant Master Plan, May 2016'.

1.026/10/2017
C86**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal keeping, Animal training, Apiculture, Intensive animal husbandry, Rice growing and Timber production)	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir & 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 Plant Development Plan</p>
Minor Utility Installation	
Office	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir & 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 Plant Development Plan</p>
Railway	
Rural Industry	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir & 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 Plant Development Plan</p>
Tramway	
Warehouse	<p>Must be associated with the manufacturing, storage and distribution of meat products.</p> <p>Must be generally in accordance with the Colac Abattoir & 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 Plant</p>

Any use listed in Clause 62.01

Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Any other 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)

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C86**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.

The following **application requirements** apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

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.

The following **decision guidelines** apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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.

3.0 Subdivision

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A permit is not required to subdivide land 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.

An application for the subdivision of land 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.

The following **decision guidelines** apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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.

4.0 Buildings and works

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A permit is not required 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 are generally in accordance with the approved Colac Abattoir and Food Production Plan Development Plan.

Buildings 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.

The following **application requirements** apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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.

An application to 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.

Any consent required for plans lodged under Section 4.0 of this Schedule which are generally in accordance with a 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.

The following **decision guidelines** apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining zones, especially the relationship with residential areas and the rail corridor
- Whether the proposal achieves a high standard of architectural and urban design
- 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.

5.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. All land located within this zone is in Category 3.