

13/12/2012
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SCHEDULE 12 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ12**.

LARA ENERGETIC MATERIALS MANUFACTURING PLANT

Purpose

To provide for the use and development of land for the manufacturing, storage and distribution of goods and ancillary activities associated with the Lara Energetic Materials Manufacturing Plant in a manner which does not adversely affect the safety and amenity of local communities and minimises impacts on the environment.

To provide for the use of land for agriculture.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

1.0

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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)	
Caretaker's House	<p>Must be in accordance with the Lara Energetic Materials Manufacturing Plant Development Plan.</p> <p>Must meet the requirements of Section 3.0 of this Clause.</p>
Industry	<p>Must be in accordance with the Lara Energetic Materials Manufacturing Plant Development Plan, and</p> <p>Must not adversely affect the rural amenity of the area, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any buildings, works or materials ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, soot, dust, waste water, waster products, grit or oil.
Minor utility installation	
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

USE	CONDITION
Mineral, stone soil or geothermal energy extraction (other than Mineral exploration, Geothermal energy extraction, Mining, and Search for stone)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Wind energy facility	

Section 3 - Prohibited

Use
Any other use not in Section 1 or 2

2.0

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Development plan

The Lara Energetic Materials Manufacturing Plant Development Plan must be prepared to the satisfaction of the Minister for Planning.

All use and development must be generally in accordance with the approved Lara Energetic Materials Manufacturing Plant Development Plan.

The Lara Energetic Materials Manufacturing Plant Development Plan must address the following issues:

- Flora and Fauna Assessment;
- Indigenous and Non-indigenous Cultural Heritage;
- Traffic and Parking Impact Assessment; and
- Environmental Noise Assessment.
- The effect that the use may have on nearby existing or proposed residential areas or other uses.

All buildings and works shall comprise a maximum gross floor area of 30 000 square metres and a maximum overall height of 15 metres above ground level.

The development plan may be implemented in stages.

The development plan may be amended to the satisfaction of the responsible authority, in consultation with the EPA.

3.0

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Use of land

Caretaker's House

A lot used for a caretaker's house must meet the following requirements:

- Access to the caretaker's house must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The caretaker's house must be connected to a reticulated sewerage system or, if not available, the water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- The caretaker's house must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The caretaker's house must be connected to a reticulated electricity supply or have an alternative energy source.

Amenity of the rural area

A use must not adversely affect the amenity of the rural area including through the:

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

Application Requirements

An application to use land must be accompanied by the following information, where appropriate:

- The type of use proposed and the location of the use on the site.
- An assessment of the likely effects of the proposed use including:
 - Any significant flora and fauna.
 - Any Indigenous or non-indigenous cultural heritage.
 - Noise impacts associated with the expansion of the energetic plant and increased frequency and changed type of product testing.
 - Outdoor lighting.
 - Waste water discharge.
 - Outdoor storage and waste collection.

Decision Guidelines

Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The effect on significant flora and fauna.
- The effect on identified places of Indigenous or non-indigenous cultural heritage.
- The effect that the use may have on nearby existing or proposed residential areas or other sensitive uses.
- The effect of traffic generated on the local road network.
- The availability of infrastructure needed to service the change in use.
- The impact on the rural amenity of the area.

4.0

Subdivision

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Permit requirement

Each lot must be at least 80 hectares.

5.0 Buildings and works

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Permit requirement

A permit is not required to construct a building or construct or carry out any works which:

- Are generally in accordance with the Lara Energetic Materials Manufacturing Plan Development Plan.
- Construct new buildings less than 50 square metres set back at least 20 metres from all site boundaries.
- Comprise earthworks which:
 - do not change the rate of flow or the discharge point of water across a property boundary or increase the discharge of saline groundwater.
 - are specified in the Lara Energetic Materials Manufacturing Plan Development Plan.
- Result in minor rearrangements of car parking areas and landscaping providing the areas and effectiveness are not diminished.

Application Requirements

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

- Are generally in accordance with the Lara Energetic Materials Manufacturing Plan Development Plan.
- The type of development proposed and the location of the development on the site.
- An assessment of the likely effects of the proposed development including:
 - Any significant flora and fauna.
 - Any Indigenous or non-indigenous cultural heritage.
 - Outdoor lighting.
 - Waste water discharge.
 - Outdoor storage and waste collection.

Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The effect on significant flora and fauna.
- The effect on identified places of Indigenous or non-indigenous cultural heritage.
- The effect that the use may have on nearby existing or proposed residential areas or other sensitive uses.
- The effect of traffic generated on the local road network.
- The availability of infrastructure needed to service the change in use.
- The impact on the rural amenity of the area.

6.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 2.