

07/06/2018  
C197

## SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

### GV LINK FREIGHT LOGISTICS CENTRE

#### Purpose

To facilitate the development of the GV Link freight logistics centre.

To provide for warehousing, packaging, storage and distribution of goods and associated uses consistent with GV Link.

To provide for manufacturing activity only in association with GV Link.

To provide that the development of GV Link enhances the visual quality of the surrounding area and is staged in an orderly manner, having regard to essential services, transport facilities, environmental and flooding considerations.

To ensure that access to the site is for operators at a range of scales.

## 1.0

07/06/2018  
C197

### Table of uses

#### Section 1 - Permit not required

Use	Condition
<p><b>Crop raising</b></p> <p><b>Extensive animal husbandry</b></p> <p><b>Home occupation</b></p>	
<b>Industry</b>	Must be generally in accordance with the purposes of Schedule 6 to the Zone and the GV Link Development Plan.
<p><b>Informal outdoor recreation</b></p> <p><b>Mail centre</b></p>	
<b>Service station</b>	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
<b>Shipping container storage</b>	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone or land used for a hospital or education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <p>The threshold distance, for a purpose listed in the table to Clause 52.10.</p> <p>30 metres, for a purpose not listed in the table at Clause 52.10.</p> <p>The site must adjoin or have access to a road in a Road Zone.</p> <p>Shipping containers must be setback at least 9 metres from a road in a Road Zone.</p>

## GREATER SHEPPARTON PLANNING SCHEME

Use	Condition
	<p>The height of shipping container stacks must not exceed 6 containers or 16 metres whichever is the lesser.</p> <p>Must not adversely affect the amenity of the neighbourhood including through the:</p> <p>Transport of materials, goods or commodities to or from the land.</p> <p>Appearance of any stored goods or materials.</p> <p>Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, seam, soot, ash, dust, waste water, waste products, grit or oil.</p> <p>Must be generally In accordance with the purposes of Schedule 6 to the Zone and the GV Link Development Plan.</p>
<b>Transport terminal</b>	Must be generally in accordance with the purposes of Schedule 6 to the Zone and GV Link Development Plan.
<b>Tramway</b>	
<b>Warehouse (other than Mail centre and Shipping container storage)</b>	<p>Must be generally in accordance with the purposes of Schedule 6 to the Zone and the GV Link Development Plan.</p> <p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone or land used for a hospital or and education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <p>The threshold distance, for a purpose listed in the table to Clause 52.10.</p> <p>30 metres, for a purpose not listed in the table at Clause 52.10.</p> <p>Must not adversely affect the amenity of the neighbourhood including through the:</p> <ul style="list-style-type: none"> <li>▪ Transport of materials, goods or commodities to or from the land.</li> <li>▪ Appearance of any stored goods or materials.</li> <li>▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, seam, soot, ash, dust, waste water, waste products, grit or oil.</li> </ul>
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

### Section 2 - Permit required

Use	Condition
<b>Adult sex bookshop</b>	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.

**GREATER SHEPPARTON PLANNING SCHEME**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry, and Intensive animal husbandry)</b>	
<b>Caretaker's house</b>	
<b>Convenience shop</b>	
<b>Education centre</b>	Must not be a primary or secondary school.
<b>Equestrian supplies</b>	
<b>Industry (other than Warehouse, Shipping container storage, Transport terminal and a use generally in accordance with the purposes of Schedule 6 to the zone and the GV Link Preliminary Concept Plan)</b>	
<b>Leisure and recreation (other than Informal outdoor recreation)</b>	
<b>Lighting shop</b>	Must be in one occupation with a leasable floor area of at least the amount specified in the schedule to this zone. If no amount is specified, the leasable floor area must be at least 500 square metres.
<b>Materials recycling</b>	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or education centre.
<b>Office</b>	The leasable floor area must not exceed 500 square metres.
<b>Party supplies</b>	
<b>Place of assembly (other than Carnival and Circus)</b>	
<b>Restricted retail premises other than Equestrian supplies, Lighting shop, and Party supplies)</b>	Must be in one occupation with a leasable floor area of at least the amount specified in the schedule to this zone. If no amount is specified, the leasable floor area must be at least 1000 square metres.
<b>Retail Premises (other than shop)</b>	
<b>Utility Installation (other than Minor Utility Installation and Telecommunications facility)</b>	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

<b>Use</b>
<b>Accommodation (other than Caretaker's house)</b>
<b>Cinema based entertainment facility</b>
<b>Hospital</b>
<b>Intensive animal husbandry</b>
<b>Shop (other than Adult sex bookshop, Convenience shop, and Restricted retail premises)</b>

**2.0**

07/06/2018  
C197

**Use of land**

A use must not adversely affect the amenity of the neighbourhood, 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.
- Loading and unloading of containers from vehicles or trains.

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:

- 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 licence under the *Dangerous Goods Act 1985* is required.
  - 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 application requirements apply to an application for a permit to use land for a caretaker's house and any other sensitive land use 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 preliminary environmental assessment;
- Siting details that avoid intrusion on the required buffers for nearby agricultural uses including intensive animal husbandry.

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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- The application is consistent with the zone objectives;
- The application is generally consistent with the GV Link Development Plan;
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities;
- The effect that nearby industries may have on the proposed use;
- The drainage of the land;
- The availability of and connection to services;
- The effect of traffic to be generated on roads;
- The interim use of those parts of the land not required for the proposed use;
- Any natural or cultural values on or near the land.

### 3.0

07/06/2018  
C197

#### Subdivision

A permit is required to subdivide land.

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 appeal rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or education centre.

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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Whether the application is in accordance with the GV Link Development Plan;
- Any natural or cultural values on or near the land;
- Streetscape character;
- Landscape treatment;
- Interface with non-industrial areas.

### 4.0

07/06/2018  
C197

#### Buildings and works

A permit is required to construct a building or construct or carry out works.

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

No permit is required to construct a building or construct or carry out works for the following:

- Rearrange, alter, renew or maintain plant if the area or height of the plant is not increased;
- Are a modification necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 1970*;
- Are used for crop raising, extensive animal husbandry or informal outdoor recreation.

## GREATER SHEPPARTON PLANNING SCHEME

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:

- Before the construction of any building or works commences, plans must be submitted to, and approved by, the responsible authority. The plans must be drawn to scale with dimensions and must show:
  - The boundaries and dimensions of the site;
  - Adjoining roads and rail;
  - Relevant ground levels;
  - The layout of existing and proposed buildings, and works;
  - Construction material and methods;
  - 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; and
  - 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.
- A report must be submitted to the responsible authority addressing any potential amenity impact on nearby areas.

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 appeal rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Whether the application is generally in accordance with the GV Link Development Plan.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.

- Lighting.
- Stormwater discharge.
- The potential amenity impact on adjoining and nearby residential and urban areas.

**5.0**

07/06/2018  
C197

**Advertising signs**

Advertising sign requirements are at Clause 52.05. All land located within this zone is in Category 4 (Sensitive areas).