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SCHEDULE 11 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ11**.

UNILEVER MANUFACTURING SITE, 55 PARK STREET, TATURA

Purpose

To promote the use and development of the land consistent with the *Greater Shepparton Planning Scheme Unilever Tatura Master Plan 2014*.

To provide for the use and development of the land by Unilever for the manufacture of food and other products in a manner which minimises the impact on the amenity of surrounding areas.

To provide safe and efficient vehicle ingress to and egress from the land.

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Table of uses

Section 1 - Permit not required

Use	Condition
Home occupation	
Industry	
Informal outdoor recreation	
Minor utility installation	
Railway	
Tramway	
Warehouse	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Intensive animal husbandry)	
Caretaker's house	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Manufacturing sales	
Place of assembly	
Shop (other than Adult sex bookshop)	The floor area must not exceed 200 square metres.
Utility installation (other than Minor utility installation)	

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Adult sex bookshop
Brothel
Cinema based entertainment facility
Hospital
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Retail premises (other than Manufacturing sales and Shop)

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Use of land

Application requirements

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

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, the hours of delivery and dispatch of goods and materials, the hours of operation, light spill, overshadowing and glare.
- The means of maintaining land not required for immediate use.

An application to use land for an industry or warehouse must also be accompanied by the following information:

- The type and quantity of goods to be stored, processed or produced.
- 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.

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Buildings and works

Permit requirement

A permit is not required to construct or carry out:

- A building or works generally in accordance with the *Greater Shepparton Planning Scheme Unilever Tatura Master Plan 2014*.
- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.

A building or works generally in accordance with the Greater Shepparton Planning Scheme Unilever Tatura Master Plan 2014 must be constructed or carried out in accordance with the following plans, as appropriate, prepared to the satisfaction of the responsible authority:

- A **Design Plan** drawn to scale showing:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways, vehicle parking areas and loading and unloading areas.
 - Proposed landscaping area showing existing landscaping to be removed and new areas to be created.
 - External storage and waste treatment areas.
 - Elevations, including the colour and materials of all buildings and works.
- A **Stormwater Management Plan** specifying details of how stormwater runoff will be conveyed into the drainage network.
- A **Construction Management Plan** specifying the measures proposed to ensure that construction activity has minimal impact on surrounding areas.
- A **Fencing Plan** showing details of boundary fences, including the height, location, design and materials of the fences.
- A **Landscaping Plan** describing the vegetation species to be planted, the number of trees, planting formations, earth mounding, surface treatments and the method of preparing, draining, watering and maintaining the landscaping areas.
- A **Traffic Management Plan** providing details on:
 - Heavy, Light, and Emergency Vehicle, pedestrian and bicycle access points at the property boundaries.
 - The location and treatment of circulation areas, driveways and other accessways within and abutting the site.
 - The location, layout and treatment of all vehicle and bicycle parking areas and loading and unloading areas within and abutting the site.
- An **Environmental Management Plan (EMP)** showing the measures proposed to satisfy all relevant environmental requirements to minimise impact on surrounding areas, including noise attenuation and air emission reduction. The EMP must include all monitoring, auditing, reporting and mitigation measures that are relevant to the use and development of the land.
- A **Utility Services Plan** detailing the existing and proposed connections to utility infrastructure and relevant utility requirements.
- A **Staging Plan** identifying the sequence and timing of development and the obligations on the land owner to implement the landscaping and acoustic treatment requirements of the *Greater Shepparton Planning Scheme Unilever Tatura Master Plan 2014*.
- A **Cultural Heritage Management Plan**, or **Cultural Heritage Management Plan Due Diligence Report**, as specified and approved by the relevant registered aboriginal party.

Before any of the above plans are endorsed for any building or works, the land owner must advise the responsible authority whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.

Except with the written consent of the responsible authority, the following plans must be submitted to and endorsed by the responsible authority and must be constructed or carried out either before the use of an approved building or works is endorsed or within 24 months of the approval of Amendment C170 (whichever is the sooner).

- Landscaping in accordance with the Landscaping Plan.
- Boundary fences in accordance with the Fencing Plan.
- Circulation areas, driveways and other accessways in accordance with the Traffic Management Plan.
- Drainage of the buildings or works in accordance with the Stormwater Management Plan.

4.0 Noise Limits

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For the purposes of noise, the applicable limits for Industrial 1 zoned land apply to the site.

5.0 Car parking

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The number of car spaces to be provided on the land for an industry for the manufacture of food or related products or an associated warehouse must be to the satisfaction of the responsible authority, having regard to an assessment of the anticipated car parking demand.

6.0 Exemption from notice and review

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An application under any provision of this scheme which is generally in accordance with the *Greater Shepparton Planning Scheme Unilever Tatura Master Plan 2014* 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.

7.0 Decision guidelines

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Before deciding on an application to use or subdivide land, construct a building or construct or carry out works or the approval of a plan prepared in accordance with the requirements of Clause 3.0 of this schedule, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The *Greater Shepparton Planning Scheme Unilever Tatura Master Plan 2014*.
- The views of the Environment Protection Authority on the Stormwater Management Plan, the Environmental Management Plan, the Noise Reduction Plan, the Air Emissions Reduction Plan and the Staging Plan.
- The effect that existing uses may have on the proposed use.
- The interface with adjoining areas, especially the relationship with residential areas.
- The interface with the streetscape, including the location of access points at the property boundaries and the landscaping of land adjoining a road.
- The design and elevation treatment of buildings and their appurtenances.
- The illumination of buildings and their immediate spaces.
- The interim use of those parts of the land not required for the proposed use.
- The drainage of the land.
- The availability of and connection to services.

- The effect of traffic to be generated on roads.
- Provision for vehicle and bicycle parking.
- Provision for the loading and unloading of vehicles.
- Provision for vehicles providing for supplies, waste removal and emergency services.
- The storage of rubbish and materials for recycling.
- The provision of solar access.

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Maintenance

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

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Advertising signs

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