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SCHEDULE 3 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3**.

DOOEN FREIGHT HUB

Purpose

To provide for the development of the Dooen Freight Hub as a key facility for the Wimmera region for the interchange and distribution of goods.

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Table of uses

Section 1 - Permit not required

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Minor Utility Instillation	
Railway	
Road	
Office	Must be associated with the Freight Hub.
Search for stone	Must not be costeaning or bulk sampling
Shipping Container Storage	
Tramway	
Transport Terminal	<p>Must be directly associated with and reliant upon the Freight Hub.</p> <p>The use must not adversely affect the amenity of the neighbourhood, including through the;</p> <ul style="list-style-type: none"> ▪ transport of materials, goods or commodities to or from the land; ▪ the appearance of any stored goods or materials; ▪ emissions of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or soil.
Warehouse (other than Rural Store)	<p>Must be directly associated with and reliant upon the Freight Hub.</p> <p>Must not be for a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The use must not adversely affect the amenity of the neighbourhood, including through the;</p> <ul style="list-style-type: none"> ▪ transport of materials, goods or commodities to or from the land; ▪ the appearance of any stored goods or materials;

Use	Condition
	<ul style="list-style-type: none"> ▪ emissions of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or soil.

Section 2 - Permit required

Use	Condition
Caretaker's house	
Convenience Shop	
Industry (other than Rural Industry)	<p>Must be directly associated with and reliant upon the Freight Hub.</p> <p>A use must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ transport of materials, goods or commodities to or from the land; ▪ the 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.
Transport Terminal	If the section 1 condition is not met
Utility Instillation (other than Minor Utility Instillation)	
Warehouse (other than Rural Store)	If the section 1 condition is not met

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house and Dependent person's unit)
Extractive industry
Hospital
Major sports and recreation facility
Market
Motor racing track
Motor repairs
Shop (other than Convenience shop)
Any other use not in section 1 or 2

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Use of land

All uses must be consistent with the purpose of the schedule and demonstrably linked to the Dooen Freight Hub.

A use must not prejudice or interfere in any way with the operation of the Dooen Freight Hub.

Application requirements

Any application to use land must be accompanied by the following information:

- The purpose of the use and types of activities which will be carried out.
- Detail of how the proposed use is compatible with the operation of the Dooen Freight Hub. and is compatible with other uses in the vicinity of the Dooen Freight Hub.
- Traffic management, including transports of materials or goods to and from the site, hours of delivery and despatch.
- Noise levels and emissions to land and water.

An application to use land for a caretaker's house and/or any other sensitive land use must be accompanied by the following information, as appropriate:

- A preliminary environmental assessment.
- Siting details that include the required buffers for nearby agricultural and industrial uses, if necessary.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The extent to which the application is consistent with the purpose of the zone.
- The compatibility of the proposed use with the existing and likely future use of the Dooen Freight Hub.
- The effect that the proposed use may have on the amenity of the area.

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Subdivision

Permit requirement

A permit is required to subdivide land.

A subdivision must not in any way prejudice or interfere with the operation of the Dooen Freight Hub.

Application requirements

An application to subdivide land must be accompanied by the following information:

- How the subdivision layout is compatible with the operation of the Dooen Freight Hub.
- The proposed subdivision layout, including staging if appropriate.
- Details of how the land will be serviced.
- The proposed road network and any traffic management measures, if required,
- Landscape treatments?
- The intended outcome of the proposed subdivision and its strategic impact on the Dooen Freight Hub and its associated facilities.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

- The likelihood that the subdivision layout will accommodate future uses compatible with the purpose of the zone.
- The availability of and connection to services.
- The effect that the proposed subdivision may have on the amenity of the area.

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Buildings and works

Permit requirement

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

Buildings and works must not in any way prejudice or interfere with the operation of the Dooen Freight Hub.

Application requirements

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

- A statement indicating clearly how the proposed buildings and works is compatible with the operation of the Dooen Freight Hub.
- A plan drawn to scale which shows:
 - Existing site conditions including servicing and ground levels.
 - Elevation drawings to scale showing colour, materials and finishes of all proposed buildings and works.
 - All driveways, car parking areas and loading bays.
 - All external storage areas.
 - All proposed signage.
 - Proposed landscaping areas.
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Potential impacts of the development on the amenity of the area.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The likelihood that the buildings and works will accommodate uses that are compatible with the operation of the Dooen Freight Hub.
- The movement of traffic and provision of car parking.
- The impact of the buildings and works on the amenity of uses within the Dooen Freight Hub
- The impact of the buildings and works on the amenity of uses adjoining but outside of the Dooen Freight Hub.

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Advertising signs

This zone is in Category 2.