

20/06/2013  
C176**SCHEDULE 7 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7**.**SOUTH EAST FOOD PRODUCTION, EXPORT AND EMPLOYMENT NODE****Purpose**

To enhance the local, national and global market competitiveness of food production within the South-East region.

To provide for an integrated supply chain enabling the use and development of the site for co-location of food processing facilities.

To provide for the continued use of land for abattoir purposes as well as the use and development of land for food production through the co-location of other uses.

To protect the area from the encroachment of sensitive land uses.

To promote food security and sustainable agriculture in the region.

**1.0**20/06/2013  
C176**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Apiculture</b>	Must meet the requirements of the Apiary Code of Practice, May 1997.
<b>Agriculture (other than Animal keeping, Animal training and Aquaculture)</b>	
<b>Car park</b>	
<b>Carnival</b>	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Circus</b>	Must meet the requirements of 'A Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
<b>Industry</b>	Must be associated with primary production and food processing facilities on the land or adjacent land
<b>Mineral exploration</b>	
<b>Manufacturing sales</b>	
<b>Milk Depot</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08
<b>Minor utility installation</b>	
<b>Natural systems</b>	
<b>Primary produce sales</b>	
<b>Road</b>	
<b>Rural store</b>	

<b>Use</b>	<b>Condition</b>
<b>Telecommunications facility</b>	Buildings and works must meet the requirements of Clause 52.19
<b>Warehouse (other than Fuel depot, Mail centre, Shipping container storage and Boat and caravan storage)</b>	Must be associated with primary production or must be associated with food processing facilities on the land or adjacent land

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Caretaker's house</b>	
<b>Office</b>	Must be associated with primary production and food processing facilities on the land or adjacent land
<b>Shipping container storage</b>	Must be associated with primary production and food processing facilities on the land or adjacent land
<b>Transport Terminal</b>	Must be associated with primary production and food processing facilities on the land or adjacent land
<b>Utility Installation (other than Minor utility installation and Telecommunications facility)</b>	
<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>Art and Craft Centre</b>
<b>Brothel</b>
<b>Cinema based entertainment facility</b>
<b>Crematorium</b>
<b>Education Centre (other than Employment training centre)</b>
<b>Funeral parlour</b>
<b>Hospital</b>
<b>Industry if the Section 1 condition is not met</b>
<b>Leisure and recreation (other than Minor sports and recreation facility)</b>
<b>Place of Assembly</b>
<b>Retail premises (other than Manufacturing sales, Primary produce sales)</b>
<b>Pleasure boat facility</b>
<b>Service station</b>
<b>Warehouse (other than Shipping container storage) if the Section 1 condition is not met</b>

**2.0**20/06/2013  
C176**Requirement before a Permit is Granted**

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works (other than minor works) until a Master Plan has been prepared to the satisfaction of the Responsible Authority.

The Responsible Authority can consider an application for minor works before a Master Plan has been approved. All proposals for minor works must be accompanied by a report demonstrating that they will not prejudice the future development of the land in an integrated manner.

### 3.0

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#### Master Plan

A Master Plan must be prepared to the satisfaction of the Responsible Authority.

A Master Plan may be prepared in stages.

A Master Plan may be amended to the satisfaction of the Responsible Authority.

A Master Plan may be approved with or without conditions.

#### Requirements for Master Plan

The Master Plan must show or describe as appropriate:

- Existing natural and built features of the land including topography, vegetation, buildings, other works, utility services, drainage lines and watercourses.
- The relationship to existing and proposed surrounding development.
- A plan indicating the type of existing native vegetation and any areas where it is proposed to remove native vegetation.
- A flora and fauna assessment, including consideration of Growling Grass Frog habitat, and responses to that assessment.
- An environmental management plan for the site.
- All buildings and facilities established in a manner which does not cause loss of amenity to, and is consistent with, surrounding land uses.

### 4.0

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#### Use of land

##### Application requirements

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

- 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 dispatch.

- Light spill or glare.

### **Decision Guidelines**

Before deciding on an application to use land, the Responsible Authority must consider, as appropriate:

- Whether the proposed use is generally in accordance with the Master Plan
- The effect that the use may have on nearby existing or proposed uses, having regard to any comments or directions of the referral authorities.
- The interface with adjoining land.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- 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.
- The provision for car parking.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.

## **5.0**

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### **Subdivision**

A permit is required to subdivide land.

### **Decision Guidelines**

A permit may only be granted to subdivide land if:

- The subdivision is generally in accordance with the Master Plan.
- Each lot to be created is at least 0.4 hectares in area.

In addition to any decision guidelines in Clause 65, the Responsible Authority must consider, as relevant:

- The layout of the subdivision;
- Site access arrangements;
- The impact of the subdivision on existing and future land uses;
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities;
- The approved Master Plan.

## **6.0**

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### **Buildings and works**

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

All buildings and works must be generally in accordance with the Master Plan.

### **Application requirements**

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

- A plan, drawn to scale, which shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels
  - Adjoining roads
  - The location, height and purpose of the proposed buildings and works and the relationship, if any, with existing buildings and works within with Master Plan area.
  - The layout and use of existing and proposed buildings and works including driveways and carparking and loading areas.
  - Elevation drawings indicating the colour and materials of all proposed buildings and works.
  - Construction details of all drainage works, driveways and car parking and loading areas.
  - Details of existing and proposed landscaping.
  - External storage and waste treatment areas.

### **Decision guidelines**

Before deciding on an application, the Responsible Authority must consider, as relevant:

- Traffic impacts on the road network.
- The need to minimise any adverse impacts of siting, design, height, bulk and colours and materials to be used on landscape features
- The location and design of existing and proposed infrastructure services which minimise the visual impact on the landscape.
- The provision of land for landscaping and beautification.
- Any impact on flora and fauna found on the land, and the response to any flora and fauna assessment undertaken for the land.
- The views of the Roads Corporation where there is a change in access arrangements for the site that could impact on the operation of a Roads Corporation managed road.
- The need for the preparation and implementation of a traffic management plan to the requirements of the Roads Corporation and to the satisfaction of the responsible authority.
- The movement of vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision for car parking.
- Interface with neighbouring sites.
- Location and adequacy of loading and service areas.
- Adequacy of lighting for security purposes and to avoid light spill off site.

- Stormwater discharge.

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**Exemption from notice and review**

An application for subdivision, to use land, construct a building or construct or carry out works that is generally in accordance with the Master Plan 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.

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**Advertising signs**

A permit is not required to construct or display an advertising sign on any land within the Master Plan area which is directed toward people attending the site and that cannot be seen from outside the facility.

This schedule is in Category 3.