

26/10/2017
C86**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO6**.

BULLA DAIRY FOODS – FOREST STREET, COLAC**1.0****Requirement before a permit is granted**26/10/2017
C86

A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works that is not in accordance with the incorporated plan.

A planning permit may be granted before a development plan has been prepared for the following:

- Utility installation
- Agriculture, and any building or works in association with the use of the land for agricultural purposes
- Minor extensions, alterations or modification to an existing use or development
- Subdivision, boundary realignment, creation and / or removal of easements or reserves which are necessary to facilitate a transfer of land for public purposes or utility installations to the satisfaction of the responsible authority.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land as contemplated by this schedule.

2.0**Conditions and requirements for permits**26/10/2017
C86**Application requirements**

An application for a planning permit to use or develop land should be accompanied by the following, as appropriate, to the satisfaction of the responsible authority:

- A Town Planning Report that assesses how the planning permit application is generally in accordance with the approved Development Plan
- A Landscape Plan, detailing existing vegetation; proposed retention and removal of vegetation; new planting / landscape works; and any fencing required within the landscape areas of the site
- A Transport Impact Assessment Report, detailing the existing and proposed transport arrangements and impacts taking into consideration Clauses 52.06, 52.07 and 52.34 of the planning scheme
- An Acoustic Report, detailing the proposed noise mitigation measures for the operational aspects of the development.

Requirements for permits

The following conditions and/or requirements apply to permits:

The design of new buildings and the extension of existing buildings should ensure the following, where practicable:

- Design building facades which are visible from public areas to add visual interest
- Design buildings on corner allotments to face both street frontages
- Design buildings to emphasise the main entry
- Design buildings to allow for signage to be integrated within the building form
- Design larger buildings to address visual bulk and massing issues through using a range of building materials, colours, roof forms, articulation, and landscaping
- Provide landscaping using a range of indigenous and exotic species where appropriate to soften the appearance of car parks, driveways and buildings. Landscaping should provide shading for buildings, define entrances and provide

a buffer between buildings. A landscape strip along the front of buildings should be considered to soften views to the industrial areas from public viewing areas. Landscaping is to be completed within 6 months of the development or works being constructed and minimise the use of potable water.

- Set back fencing behind or in line with the front wall of the building, and design the fencing to integrate with landscaping and be recessive unless otherwise required for operational purposes.

Signage should address the following requirements:

- Avoid creating visual clutter in the development of new signage
- Incorporate new signage into building design below the roof line and avoid roof top signs.

Conditions for permits

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the approved development plan are implemented as part of the planning permit or the plans endorsed under the permit including works identified by the:

- Road Network and Transport Management Plan
- Integrated Water Management Plan
- Open Space and Landscape Masterplan
- Acoustic Report
- Construction Management Plan.

This includes conditions to require, prior to the commencement of the use of the approved development, that the permit holder construct the identified off-site infrastructure appropriate to the stage as identified in the aforementioned plans to satisfaction of the responsible authority.

3.0

26/10/2017
C86

Requirements for development plan

A development plan may be prepared in stages, but consider the whole land.

An approved development plan may be amended to the satisfaction of the responsible authority.

A development plan must include the following requirements:

A **Site Analysis Plan** which includes:

- Title boundary, dimensions of the land and total land area
- Details of any existing buildings and works on the land
- Any features of the land, including topography, vegetation, and watercourses
- Details of existing interfaces with adjoining land
- Details of the nearby land uses and built form
- Details of the adjoining road network
- Details of the land subject to inundation and the applicable flood level/s
- Details of any relevant EPA threshold distances as noted in *EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013)*.

A **Master Plan** which shows as appropriate:

- The general location and footprint of new land uses and buildings
- Staff parking and loading bays to the side or rear of any buildings
- Office components and public areas, including visitor car parking, towards a street frontage of the site
- Footpaths from the street to the main building entrance(s)

- Separation of pedestrian and vehicle circulation
- Separation of loading and truck parking areas from car parking areas
- Loading and unloading areas, truck parking and outdoor goods or waste storage (including tanks) to the rear of buildings and the use of landscaping to screen them from street frontages where practicable
- An interface treatment to the residential land to the west to protect the amenity of existing and future residents. The interface treatment must be:
 - cognisant of any findings of the Acoustic Report, Road Network and Transport Management Plan, and Lighting Report required by this Schedule, and
 - cognisant of separation distances set out in *EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013)*, and
 - nominate any appropriate maximum building heights and / or setbacks within designated interface areas.
- Primary truck and vehicle entry and exit locations and internal circulation spaces
- Primary truck routes for accessing the site, avoiding the use of Fulton Street except for emergency access
- The location of any acoustic treatment zones
- Any major items of engineering infrastructure (retarding basins, etc)
- Any spatial requirements of a Cultural Heritage Management Plan or study
- A staging plan that identifies the stages by which the development of the land may proceed, identifying the infrastructure required to facilitate development without causing adverse impacts to the surrounding land and land upstream or downstream.

An assessment against relevant State Environment Protection Policies.

A Biodiversity Assessment which includes:

- Assessment of the existing vegetation on the land having regard to Clause 52.17 of the planning scheme
- Recommendations regarding existing vegetation to be removed and retained.

An Open Space and Landscape Master Plan which includes:

- The location of any existing vegetation to be retained or removed
- Details of the proposed landscape setback zones at the interface with the road network, adjoining properties, the creek interface, and internal roadways
- Fencing requirements in relation to street frontages and frontage to the Barongarook Creek
- Details of the interface with the Barongarook Creek and indicative cross sections
- Indicative cross-sections of the site with Fulton Street and Hearn Street
- Details of any proposed street tree planting
- Nomination of preferred species
- Landscaping using a range of indigenous and exotic species where appropriate to soften the appearance of car parks, driveways and buildings. Landscaping should provide shading for buildings, define entrances and provide a buffer between buildings. A landscape strip along the front of buildings should be considered to soften views to the industrial areas from public viewing areas
- Reference to *Colac Otway Public Open Space Strategy, October 2011*.

A Road Network and Transport Management Plan which includes:

- Details of the existing conditions, including vehicle access, crossover locations, and car parking

- Details of the adjoining road network, including existing volumes of traffic
- Identification of the car parking, loading and bicycle parking requirements set out in the Colac Otway Planning Scheme
- Assessment of future vehicle, truck, cycle and pedestrian access locations and circulation zones within the site
- Reference to the requirement of the *Infrastructure Design Manual* and associated Design Notes
- All off-site traffic infrastructure requirements detailing both upgrades to the existing and new infrastructure required associated with the development of the land at different stages of its development to the satisfaction of the responsible authority.

The Road Network and Transport Management Plan is to define external road cross sections, including where relevant, verge widths, nature strips, kerb and channel, pavement widths and pathways for all identified roads within and adjoining the development, to meet the traffic needs and be capable of incorporating any drainage elements, such a Water Sensitive Urban Design (WSUD) if needed.

The Road Network and Transport Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit which arise as a consequence of the development of the land.

An **Acoustic Report** which identifies:

- Existing noise sources, noise levels and noise attenuation mechanisms
- Possible sensitive land uses / noise receptors surrounding the land
- Possible future proposed noise sources and impacts
- Parameters for future acoustic mitigation works, including any relevant State Environment Protection Policies or guidelines
- Noise management frameworks.

An **Integrated Water Management Plan** that takes an integrated approach to stormwater and drainage management, is designed to reference the whole catchment and includes:

- Reference to:
 - *WSUD Engineering Procedures: Stormwater, CSIRO Publishing, 2005*
 - *The Infrastructure Design Manual and associated Design Notes*
 - *Colac Stormwater Development Strategy, 2016*
- Details of existing drainage infrastructure
- Basic MUSIC modelling for evaluation of the required areas for stormwater management facilities
- Details of the proposed options for managing flooding and stormwater which:
 - Integrates Water Sensitive Urban Design features
 - Shows areas for treatment and retardation
 - Includes opportunities for re-use for immediate or future implementation, with technical design details to form part of future planning permit applications.

The Integrated Water Management Plan is to address all off-site drainage infrastructure requirements and staging associated with the development of the site to the satisfaction of the responsible authority.

An **Aboriginal Cultural Heritage Report** addressing the requirements of the *Aboriginal Heritage Act 2006*, as relevant.

A **Lighting Report** which identifies:

- Nearby land uses which may be sensitive to lighting impacts
- Requirements for external lighting of buildings, car parks and accessways

- Relevant lighting guidelines and framework for future detailed lighting design.

A **Construction Management Plan** specifying measures proposed to ensure that construction activity has minimal impact on surrounding residential areas.

Before approving a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the views of the EPA, VicRoads, Barwon Water and the Corangamite Catchment Management Authority.