

19/01/2006
VC37**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3****PETROCHEMICAL COMPLEX AREA****Purpose**

To provide for the operation and expansion of the petrochemical industry in a manner that does not affect the safety and amenity of nearby areas.

To provide for the minimisation of exposure to risk to health or life of persons working in or visiting the area.

To provide for the orderly and proper development of the area and for adequate landscaping to reduce the visual impact of the petrochemical complex.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

| USE | CONDITION |
|-----------------------------------|--|
| Apiculture | Must meet the requirements of the Apiary Code of Practice, May 1997. |
| Car park | |
| Extensive animal husbandry | |
| Home occupation | |
| Industry | Must be a petrochemical industry in accordance with Clause 2.0 of this schedule. |
| Mineral exploration | |
| Mining | Must meet the requirements of Clause 52.08-2. |
| Minor utility installation | |
| Natural systems | |
| Railway | |
| Road | |
| Search for stone | Must not be costeaning or bulk sampling |

Section 2 - Permit required

| USE | CONDITION |
|--|-----------|
| Caretaker's house | |
| Informal outdoor recreation | |
| Liquid fuel depot | |
| Manufacturing sales | |
| Research centre | |
| Utility installation (other than Minor utility installation) | |

Section 3 - Prohibited

| USE |
|---------------------------------|
| Dry cleaner |
| Laundromat |
| Rural industry |
| Any use not in Sections 1 or 2. |

2.019/01/2006
VC37**Use of land**

For the purpose of this schedule, a petrochemical industry is an industry that includes processes for the use, manufacture and storage of:

- Olefins or petrochemical aromatics;
- methane;
- chemicals or products wholly or partially derived from petroleum based feed stocks; or
- other products associated with an industry which existed at the approval date.

The use of the land for a petrochemical industry is exempt from the standard and reduced parking requirements of Clause 52.06 if parking is provided on the site to the satisfaction of the responsible authority.

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 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 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.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.
- Whether the use would prejudice the continued operation and expansion of the Altona petrochemical industry.
- The views of the Ministers administering the Dangerous Goods Act 1985 and the Occupational Health and Safety Act 1985 about the risk to persons in nearby residential and industrial areas.

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Subdivision

Exemptions

An application 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 Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

Before deciding on an application to subdivide land, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

4.019/01/2006
VC37**Buildings and works****Permit requirement**

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

This does not apply to a building or works which:

- Provide or alter plumbing and electrical services.
- Involve the minor rearrangement of existing car parking areas and landscaping provided that these areas are not diminished.
- Rearrange, alter or renew plant if the areas of plant external to existing buildings is not increased.
- Are a temporary shed or structure, not exceeding 100 square metres in floor area, which is outside driveway, car parking, loading or landscaping areas.
- Any works carried out by a public authority or a municipal council in association with the development of new plant or buildings.
- 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 extensive animal husbandry or informal outdoor recreation.

Other exemptions are listed in Clause 62.01

Application requirements

An application to construct a building or construct 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.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings, and works.
 - 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.
- 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.

Layout guidelines

The following guidelines for the layout of buildings, works and landscape areas are to be met to the satisfaction of the responsible authority.

All buildings are to be set back at least:

- 20 metres from a road in a Road Zone, Category 1.
- 20 metres from a boundary to any Public Acquisition Overlay if the purpose of the acquisition is a road.
- 9 metres from a boundary to any other road.

All works (except vehicle and pedestrian access ways and landscape works) are to be set back at least 9 metres from any road.

Landscape areas are to be provided at least:

- 9 metres wide along a boundary to any road.
- 9 metres wide along a boundary to any Public Acquisition Overlay if the purpose of the acquisition is a road.

Landscape areas are to be provided generally:

- within 30 metres of the Geelong-Melbourne railway (except for areas already developed for works at the approval date).
- within 50 metres of the boundary of the Special Use Zone 4 (except for areas already developed for works at the approval date).
- within 60 metres of the banks of Cherrys Creek and Kayes Drain.

A fence, sign, the accommodation of vehicles, spur lines to railway sidings, road works and associated street furniture, drainage, water oil and gas mains, and electricity and telephone lines may be located in these areas.

Exemptions

An application 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 school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone.
- Landscape treatment.
- The visual impact as viewed from nearby residential zones.
- The layout of the site and the design of buildings.
- Parking and site access.

- Loading and service areas.
- Stormwater discharge.
- The views of the Environment Protection Authority
- The views of the Ministers administering the Dangerous Goods Act 1985 and the Occupational Health and Safety Act 1985 about the risk to persons in nearby residential and industrial areas.
- The views of a relevant waterway management authority constituted under the Water Act 1989 or any other Act.
- The adequacy of information supplied on the type of use and the processes to be employed.
- Availability of services.
- Effect of traffic on surrounding roads.

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

This zone is in Category 2.