

**22.06**

**ALLANSFORD RURAL INDUSTRY PRECINCT LOCAL PLANNING POLICY**

12/07/2012  
C49

This policy applies to land to the east of Allansford either side of the Great Ocean Road to the south of the Warrnambool-Cobden Road as shown in Map 1 below.



Map 1: Location of the Allansford Rural Industry Precinct

**22.06-1**

**Policy Basis**

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This policy seeks to facilitate and guide rural industry activities and development around the Warrnambool Cheese and Butter Factory to the east of the Allansford Township.

The need to facilitate rural industry in the region has arisen from an identified shortage of appropriately located and zoned land outside of urban areas to service the strong agricultural and dairy sectors of Moyne Shire and Warrnambool. The dairy industry in south west Victoria makes up a significant component of the region’s economic viability and employment, and activities that add value to or support this production should be encouraged and facilitated.

**22.06-2**

**Policy Objectives**

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- To promote and encourage a diverse range of rural industry and rural activity uses which support the agricultural sector and are more appropriately located away from urban areas.
- To ensure the Allansford Rural Industry Precinct is developed in accordance with the Master Plan.
- To recognise the role of the precinct in association with the region’s agricultural and dairy industries.
- To discourage uses which can reasonably be accommodated in an urban area.

- To promote and encourage tourism use and development that is compatible with the rural industry activities within the precinct.
- To ensure use and development within the precinct does not compromise the production activities of the neighbouring farming activities nor the activities of the Warrnambool Cheese and Butter Factory.
- To ensure that adequate spatial separation, design and siting and landscaping is provided between existing residential dwellings and industrial uses so as to reduce potential effects of noise, dust and visual intrusion.
- To ensure that uses do not adversely affect the use of land in the precinct for rural industry and rural activity.
- To ensure that waste disposal from industry and any other use and development does not damage the surrounding environment.
- To ensure consolidation and reduction of the number of traffic access points onto the Great Ocean Road so as to improve traffic management.

**22.06-3**

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C49

**Policy**

**Land Use**

It is policy that:

- Land in the precinct be used and developed in accordance with the Allansford Rural Industry Precinct Master Plan as shown in Map 2 to this policy.
- Further investigations regarding supply and demand for rural industry and activity uses and geotechnical capacity for development will be required prior to rezoning or issue of a permit for use or development within any part of Stage 3 of the Master Plan.
- Further investigations on buffer distances required by either the *Environment Protection Act 1970* or Clause 52.10 will be undertaken prior to rezoning or issue of a permit for the use or development within any part of Stage 3 of the Master Plan.
- Use and/or development of land within the Master Plan area shall comply with the buffer distances identified by the Environment Protection Authority and Moyne Planning Scheme with regard to separation of industrial development to surrounding dwellings and other sensitive land uses.
- The use and/or development of land within the Master Plan area shall be sited, designed and landscaped so as to minimise any adverse impact to the surrounding area and residential dwellings.
- Reticulated sewerage services will be required for any new use and/or development that the sewerage authority determines is necessary.
- No new vehicular access will be permitted onto the Great Ocean Road.
- An access management analysis report relating to the Great Ocean Road access and traffic management will be required for any new use and/or development to the satisfaction of the road authority, except where an overall access management strategy is developed and approved as an incorporated document of this Scheme.
- No use and development, or any buildings and works must be permitted to be constructed outside of the building envelopes shown in figure 1.
- New development will not be constructed on land that is susceptible to erosion from limestone depressions and/or general land instability.
- A site investigation report undertaken by a suitably qualified professional will be required for any new use and/or development application within the precinct area.

### **Subdivision**

It is policy that:

- Subdivision is to be directed at providing appropriate sized allotments for rural industry and activity uses.

### **Dwellings**

It is policy that:

- Dwellings not directly associated or required for the rural industry or activity use are strongly discouraged within the precinct.
- When considering a permit application for the construction of a dwelling, all of the following requirements must be met:
  - The use it is associated with must have been established; and
  - The dwelling will not compromise the activities of the surrounding uses.

## **22.06-4**

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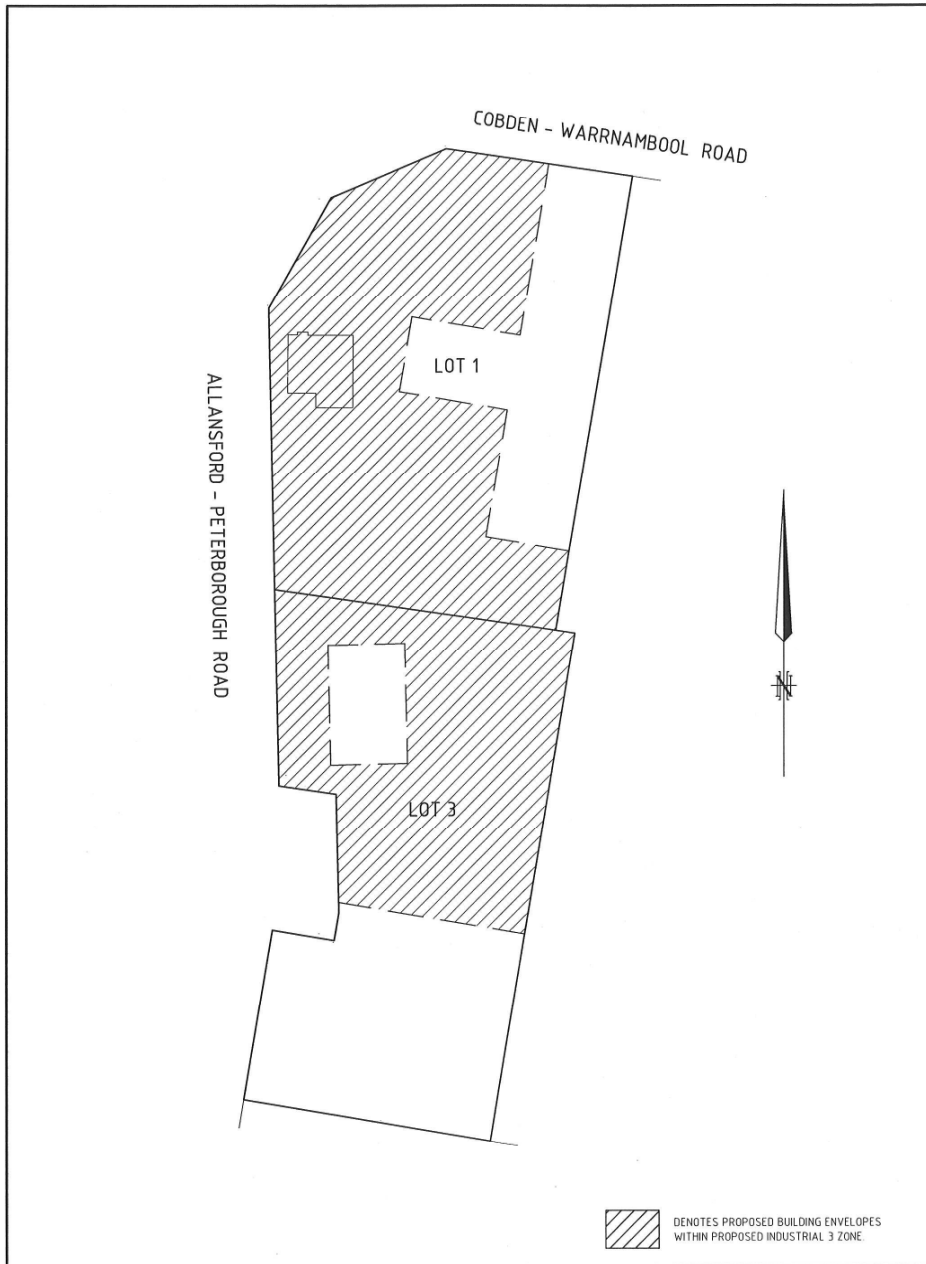
### **Policy Decision Guidelines**

- All applications for use, subdivision or buildings and works will be assessed according to the policy objectives of this clause.
- All applications for use and development should be accompanied by a response which indicates:
  - How the proposal meets the objectives of this policy.
  - How it is in accordance with the Allansford Rural Industry Precinct Master Plan.
  - That there are no significant geotechnical issues which prevent the site from being developed as proposed.
  - All applications for use and/or development within the Master Plan area must provide a response that addresses the following, but not limited to:
    - the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil
    - provision of drainage and connection to services; hours of operation;
    - the likely number of vehicle movements generated and the impact of this on the surrounding areas;
    - the appearance of any building, works or materials;
    - the location of business identification/any other signage;
    - The off-site impacts of any use and/or development on surrounding areas, particularly residential dwellings and more sensitive land uses.
    - Demonstrates that the land will not be subject to erosion from limestone depressions and/or general land instability.

### **Reference Documents**

- EPA Guidelines – Noise from Industry in Regional Victoria (Recommended Maximum Noise Levels from Commerce, Industry and Trade Premises in Regional Victoria) October 2011
- Recommended Buffer Distances for Industrial Residual Air Emissions (Environmental Protection Authority, 1990) in assessing the separation between land uses that reduce amenity and sensitive land uses.

Figure 1



	NAME	DATE	 <b>Brian Consulting</b> Civil Engineers and Project Managers 28 Kepler Street (PO Box 1154) Warrnambool Vic 3280 Ph: (03) 5561 3939 Fax: (03) 5561 2033 Email: briancon@bigpond.net.au	PROJECT		
DESIGN	A BRIAN	OCT 11		PROPOSED ACME RURAL STORE ALLANSFORD		
DRAWN	C DRURY	OCT 11		STAGE 1 REZONING FOR LOTS 1 - 3 BUILDING ENVELOPES		
CHECKED				SIZE	SCALE	PROJECT No.
APPROVED				A2	1: 2500	10-569-P1
CAD FILE 10569					SHEET No.	REV
					1 OF 1	A

Map 2: Allansford Rural Industry Precinct Master Plan

