

SCHEDULE 6 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

DD/MM/201X
C108

AGRICULTURAL SERVICES

Situated adjoining the South Gippsland Highway and the regionally significant Koonwarra Saleyards, the Agricultural Services Zone provides an opportunity to establish a range of agriculture related land uses that are compatible with and can benefit from their location adjoining the Saleyards.

The subject land has characteristics which typically benefit the agricultural services sector including the ability to provide large lots with minimal slope, good highway exposure and the market benefits of colocation opportunities with similar uses. The Agricultural Services Zone provides the opportunity to establish Koonwarra as a key regional agricultural services centre providing long term growth potential not available in the surrounding townships. This potential was identified in the Leongatha Industrial Land Supply Study (2013).

The Agricultural Services Zone is to promote uses directly related to the agricultural services sector and strongly discourages the establishment of uses typically required to service urban communities which must continue to be located in established urban areas. The development of the land in relation to building design, site layout, storage areas, advertising signage and landscaping must appropriately respond to the high visual amenity of the locality and the land’s prominent location on a highway tourist route.

Purpose

To provide for agricultural services that complement and have a nexus with the region’s saleyards facility including supply, transport, maintenance and repairs to enhance agricultural production.

To provide for activities within the zone that will not challenge the services and functions of nearby urban centres.

To facilitate development which is visually sympathetic to the rural landscape especially when viewed from the highway.

1.0

Table of uses

Section 1 - Permit not required

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Use	Condition
<p>Agriculture (other than Animal keeping, Intensive animal husbandry, Rice growing and Timber production)</p>	
<p>Extensive animal husbandry</p>	
<p>Any use listed in clause 62.01</p>	

Section 2 - Permit required

Use	Condition
Cattle Feedlot	Must meet the requirements of Clause 52.26. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Convenience restaurant	Must be in conjunction with a Service station
Equestrian supplies	
Horse stables	
Primary produce sales	
Road freight terminal	
Rural Industry (other than sawmill, abattoir)	The use is to service or repair plant or equipment used in agriculture only.
Service station	
Store	Storage must be in conjunction with an agricultural production use
Take away food premises	Must be in conjunction with a Service station
Trade supplies	Must only be in conjunction with an agricultural production use
Utility installation	
Veterinary centre	

Section 3 – Prohibited

Use
Any use not in Section 1 or 2

2.0 Use of land

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Exemption from notice and review

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 review rights of Section 82(1) of the Act.

Application requirements

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

- The purpose and/or processes to be used on the land and how they directly support agricultural production.
- How land that is 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.

- A comprehensive Traffic Impact Assessment prepared to the satisfaction of the Responsible Authority in consultation with the relevant road authority, that identifies the pattern and location of the major arterial road network of the area including existing roads and the location and details of any required:
 - road widening
 - access points
 - bus lanes and stops
- The details of any hours of operation.
- The likely effects, if any, on the neighbouring land uses, including:
 - Noise levels.
 - Air-borne emissions including odours.
 - Emissions to land or water.
 - Light spill or glare.

Decision guidelines

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

- The effect that a proposed use may have on nearby agricultural areas or uses which are sensitive to off-site effects having regard to any comments or directions of the referral authorities.
- The effect that nearby activities may have on the proposed use.
- Any effect to the service potential of nearby urbanised centres, including Koonwarra and Leongatha.
- The type and quantity of goods to be stored, processed or produced.
- The availability of and connection to services.
- The effect of traffic to be generated on roads and the opinion of the relevant road authority.
- The interim use of those parts of the land not required for the proposed use.

3.0 Subdivision

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Permit requirement

A permit is required to subdivide land.

Exemption from notice and review

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 review rights of Section 82(1) of the Act.

Application Requirements

The subdivision application must be prepared to the satisfaction of the Responsible Authority. An application to subdivide land must be accompanied by the following information, as appropriate;

- The efficient and orderly subdivision of land having regard to essential services (notably wastewater servicing), open space and roads.

- A Stormwater Management Plan addressing runoff collection and treatment within the lot boundary and incorporates the extent of retarding/detention infrastructure. Plans are to include;
 - Water sensitive urban design techniques which provides for the protection of natural systems,
 - Integration of stormwater treatment into the landscape,
 - Improved water quality; and,
 - Reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- A Traffic Management Plan detailing vehicle, bicycle and pedestrian access points at the property boundaries, overall traffic flow, car parking, external traffic impacts, relevant treatments and any other pertinent information
- A street network that;
 - promotes connection with current and proposed networks,
 - supports building frontages which promote passive surveillance of the street network.
- A Site Plan drawn to scale showing:
 - The boundaries and dimensions of the site
 - The layout of existing and future buildings and works.
 - Proposed landscape areas, including screening and a description of the vegetation

Decision guidelines

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

- The potential uses of the proposed lots and their boundaries being of sufficient size and dimension to accommodate future users
- Any natural or cultural features on or near the land
- The logical and safe flow/movement of traffic
- Provision of pedestrian and bicycle access connecting to the existing network
- The ability of each lot created to manage wastewater.

4.0 Buildings and works

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Permit requirement

A permit is required to construct a building or construct or carry out works. This does not apply to:

- The installation of an automatic teller machine.
- A building or works which rearrange, alter or renew plant if the area or height of the plant is unaltered
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

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:

- Building height no more than two storeys (ten metres), above natural ground level.
 - The interface between proposed and existing adjacent land uses with the intent to reduce potential conflict between developments and improving connections with future infrastructure.
 - The details of any outdoor storage or lighting
 - Details of any proposed fencing in response to adjoining land uses.
 - Driveways, parking areas, loading and unloading areas, external storage and screened waste storage areas.
 - Vehicle manoeuvring and access ways within the site.
 - Provision of pedestrian and bicycle access to the Rail Trail.
 - A Construction Management Plan specifying how construction activity will be managed.
 - Construction details of all drainage works, driveways and vehicle parking and loading areas.
 - The location, type and design details of advertising signage.
- A detailed landscaping plan, identifying all proposed landscaping with particular regard to the interface with surrounding open spaces, roads and other neighbouring uses. The landscape plan must include canopy tree plantings (at maturity) to soften the visual impact of new development when viewed from within and outside the development area, especially adjoining and distant views to the site from the highway.

Decision guidelines

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

- Availability of and connection to reticulated services
- The impact of advertising signage (particularly illuminated signage) on the rural highway environment.
- The capability of the land to accommodate the proposed development where access to reticulated services is not available
- The movement of pedestrians, cyclists and vehicles
- Exterior design, active frontages, illumination of buildings and their immediate surrounds
- Landscaping of parking areas to provide amenity
- Landscaping to provide buffers between developments
- The interim management of land not immediately required for development
- Access for emergency services to access water supplies on site
- The responsibility for the maintenance of buildings, landscaping and paved areas
- Provision of pedestrian and bicycle access to the Rail Trail

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

5.0 Advertising signs

SOUTH GIPPSLAND PLANNING SCHEME

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.