

Greater Shepparton City Council

Greater Shepparton Planning Scheme

Unilever Tatura Master Plan 2014

Incorporated Document



1 Introduction

This document is an Incorporated Document in the Schedule to Clause 81.01 of the Greater Shepparton Planning Scheme.

The land identified in this Incorporated Document may be used, developed and subdivided in accordance with the specific controls contained in this document.

If there is any inconsistency between the specific controls in this document and the general provisions of the Greater Shepparton Planning Scheme, the specific controls in this document will prevail.

2 The Land

The subject land can be identified as 55 Park Street, Tatura, bounded by William Street to the north, Park Street to the west, the railway corridor to the south and a reserve to the east.

3 Purpose

- To provide for the use and development of the land by Unilever for the manufacture of food and other products in a manner which minimises the impact on the amenity of surrounding areas.
- To provide safe and efficient vehicle ingress to and egress from the land.

4 What does this master plan provide for?

4.1 Use

Use of the land must be in accordance with Schedule 10 to the Special Use Zone.

4.2 Development

Development of the land must be in accordance with Schedule 10 to the Special Use Zone.

4.3 Setbacks

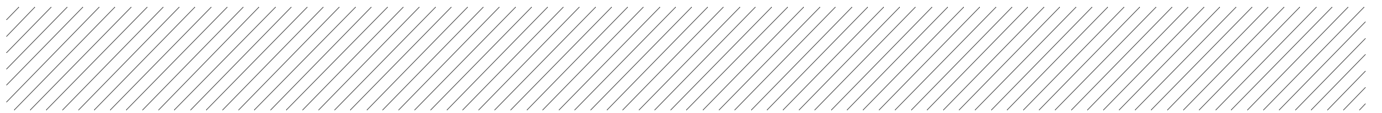
Buildings must achieve a setback from road boundaries of at least:

- William Street – 0 metres.
- Park Street – 27 metres.

4.4 Landscaping

Development must provide for a landscape treatment in accordance with the following:

- Park Street – 9 metre minimum landscape setback where not obstructed by existing buildings.
- William Street – 5 metre minimum landscape setback where not obstructed by the potential new building in Precinct C.
- Reserve – 5 metre minimum landscape setback.



4.5 Building Heights

Buildings and works should not exceed the following heights in the precincts specified on the attached maps and in accordance with the following:

Precinct A	10 metres
Precinct B	15 metres within 97 metres of Park Street, otherwise 23 metres
Precinct C	15 metres
Precinct D	10 metres

The above building heights do not include air conditioning plants, exhaust stacks, lift overruns, parapets or service and maintenance equipment provided that it constitutes no more than 10% of the total height of the building.

4.6 Carparking

The number of car spaces to be provided on the land for an industry for the manufacture of food or related products or an associated warehouse must be to the satisfaction of the responsible authority.

4.7 Application of Planning Scheme Provisions

If there is any inconsistency between the specific controls in this document and the general provisions of the Greater Shepparton Planning Scheme, the specific controls in this document will prevail. In the case of the particular provisions, none of the particular provisions (except for clause 52.03 and its schedules) of the planning scheme apply, regardless of whether there is inconsistency. The particular provisions in this scheme are excluded (except for clause 52.03 and its schedules). Any provisions referred to in the SUZ are taken to be referred to and contained in this incorporated document.



Legend

- Subject site
- Precincts
- Existing buildings
- Potential redevelopment of existing building (indicative only)
- Potential new buildings (indicative only)
- Heavy vehicle entry points
- Light vehicle entry points
- Emergency vehicle entry points
- Heavy vehicle access
- Heavy vehicle access prohibited
- Internal heavy vehicle routes
- Acoustic treatment (acoustic fences may also be constructed at other locations)
- Landscaped setbacks
- Relocated Weighbridge
- Protect future rail freight opportunities
- Cross section

Precincts & Maximum Future Building Heights

- A Car Park & Services - 10 metres
- B Processing & Administration - 15 metres within 97 metres of Park Street, otherwise 23 metres
- C Expansion Area - 15 metres
- D Potential Expansion Area / Car Parking / Miscellaneous / Storage - 10 metres



Figure 1 Unilever Tatura Master Plan 2014

Section 1

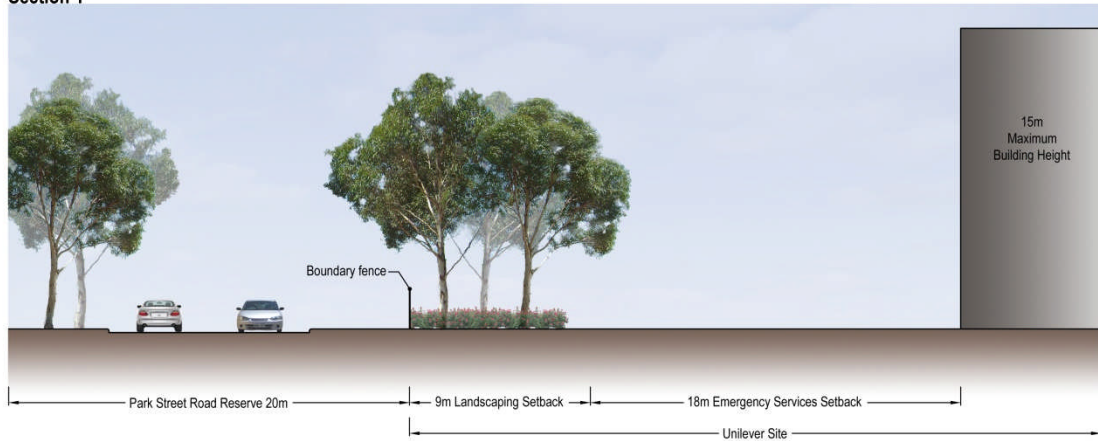


Figure 2 Cross Section 1 – Precinct B (Park Street)

Section 2

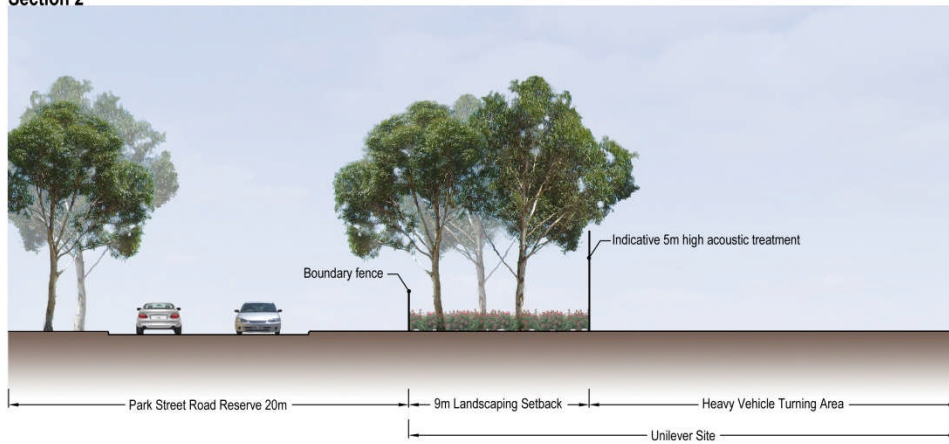


Figure 3 Cross Section 2 – Precinct B (Park Street)

Section 3

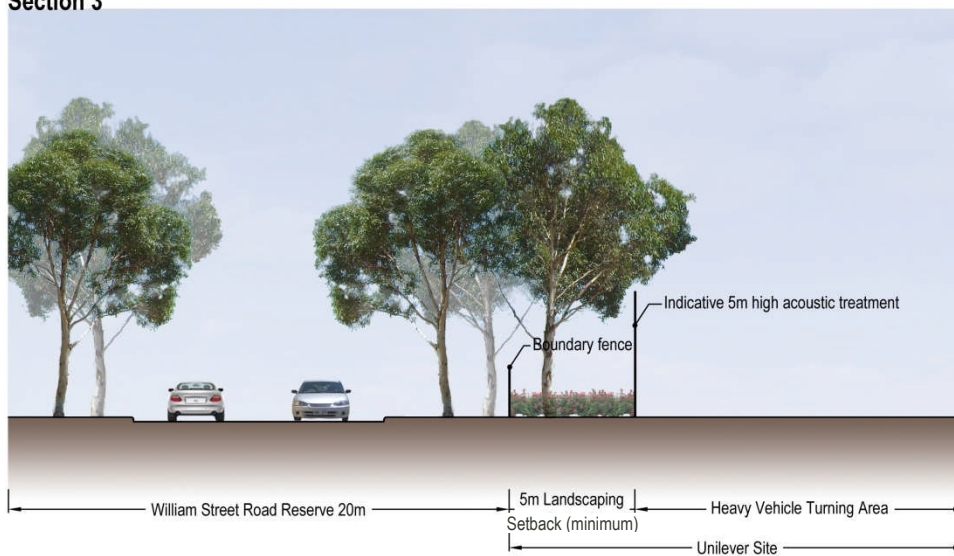
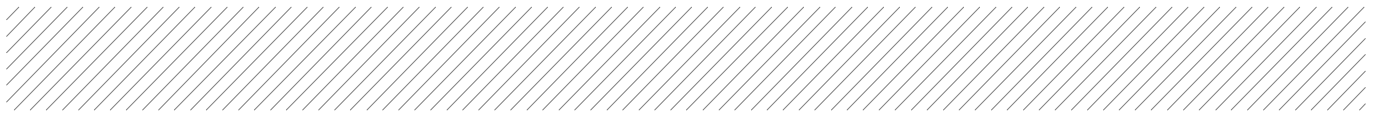


Figure 4 Cross Section 3 – Precinct C (William Street)



Section 4

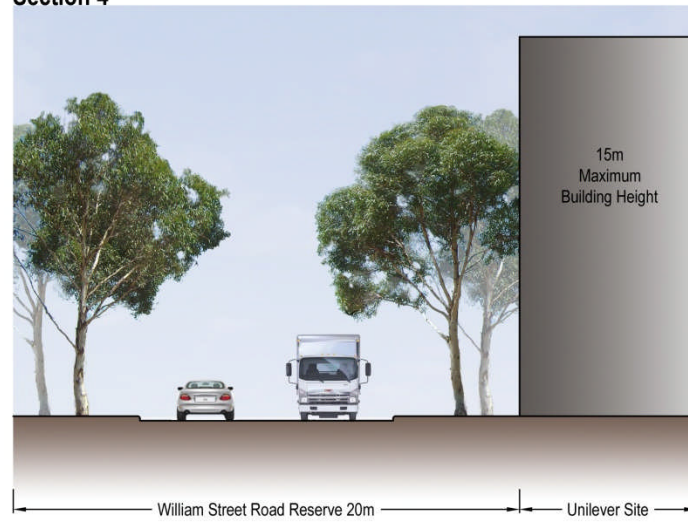


Figure 5 Cross Section 4 – Precinct C (William Street)

Section 5

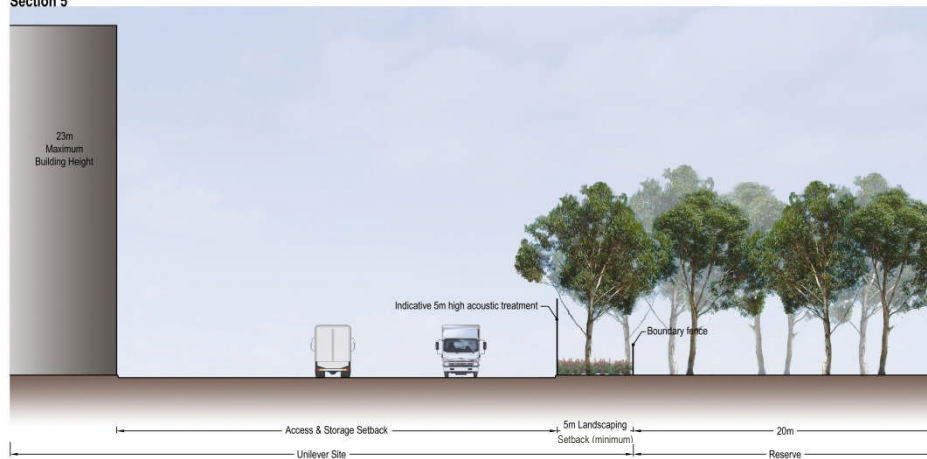


Figure 6 Cross Section 5 – Precinct B (Reserve)