

City of Greater Shepparton

Greater Shepparton Planning Scheme

Tatura Milk Industries Master Plan
2011

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 land that is the subject of the specific controls in this document is in two parts (**Site 1** and **Site 2**).

Site 1 is that land bounded by Hogan Street, Hanlon Street, Brown Street and Mactier Park generally known as the Tatura Milk Industry site as indicated on the attached map.

Site 2 is that land bounded by Dhurringile Road, Mactier Street and the railway reserve generally known as the 'Warehouse' site as indicated on the attached map

3. Purpose

To provide for the continued use and development of the land by Tatura Milk Industries for the manufacture of milk related or allied food 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 document provide for?

4.1 Use

Use of the land must be in accordance with Schedule 9 to the Special Use Zone.

4.2 Development

Development on the land must be in accordance with Schedule 9 to the Special Use Zone.

4.2.1 Setbacks

Buildings must be setback from all side boundaries in accordance with the following table:

- 5m Hogan Street
- 10m Hanlon Street.
- 10m Brown Street.
- 10m Dhurringile Road

4.2.2 Landscaping

Development must have a landscape treatment in accordance with the following table:

- 5m landscape setback to Hogan Street
- 4m landscape setback to Hanlon Street.
- 4m landscape setback to Brown Street.
- 4m landscape setback to Dhurringile Road

4.2.3 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 table:

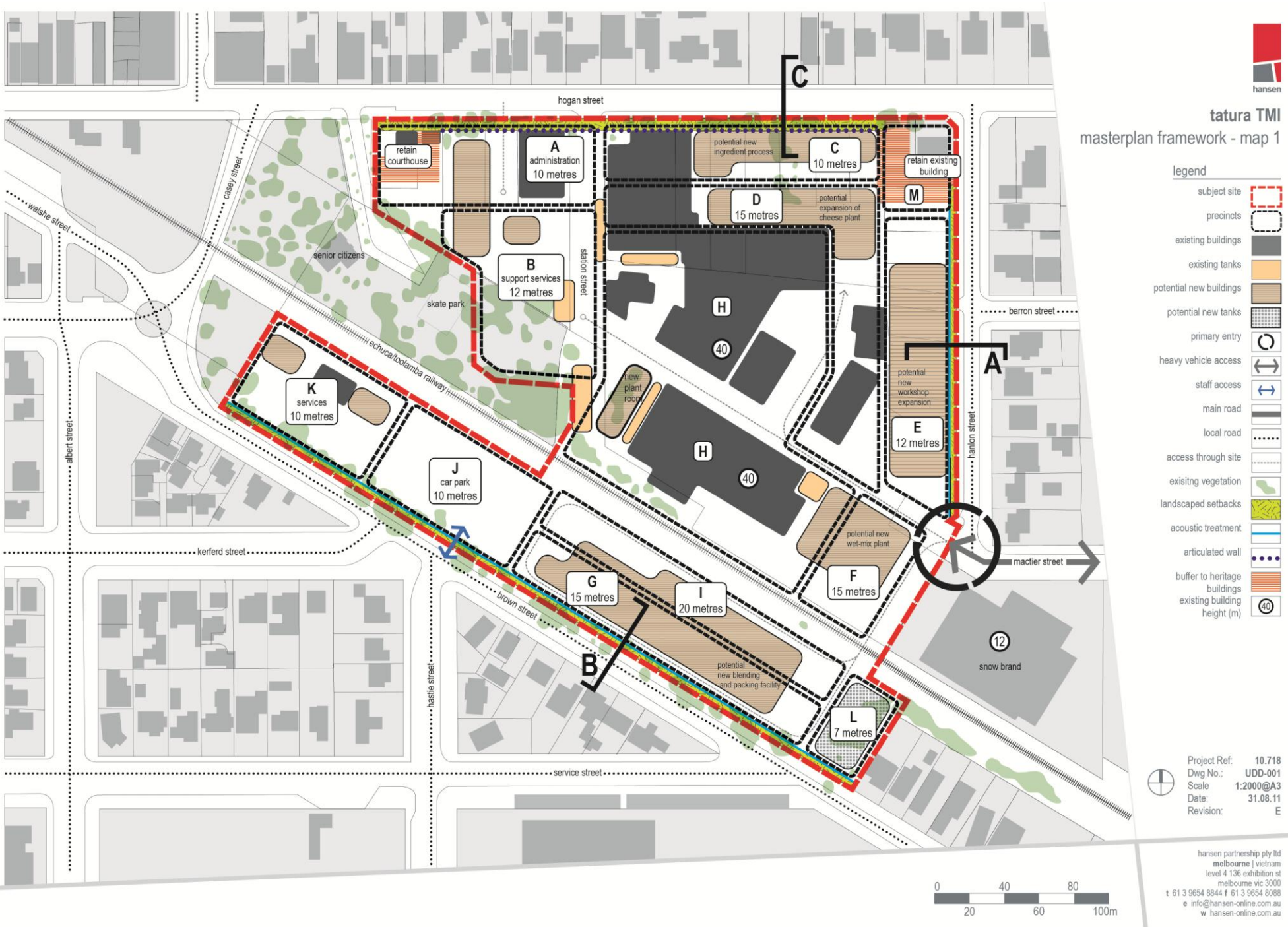
Site 1

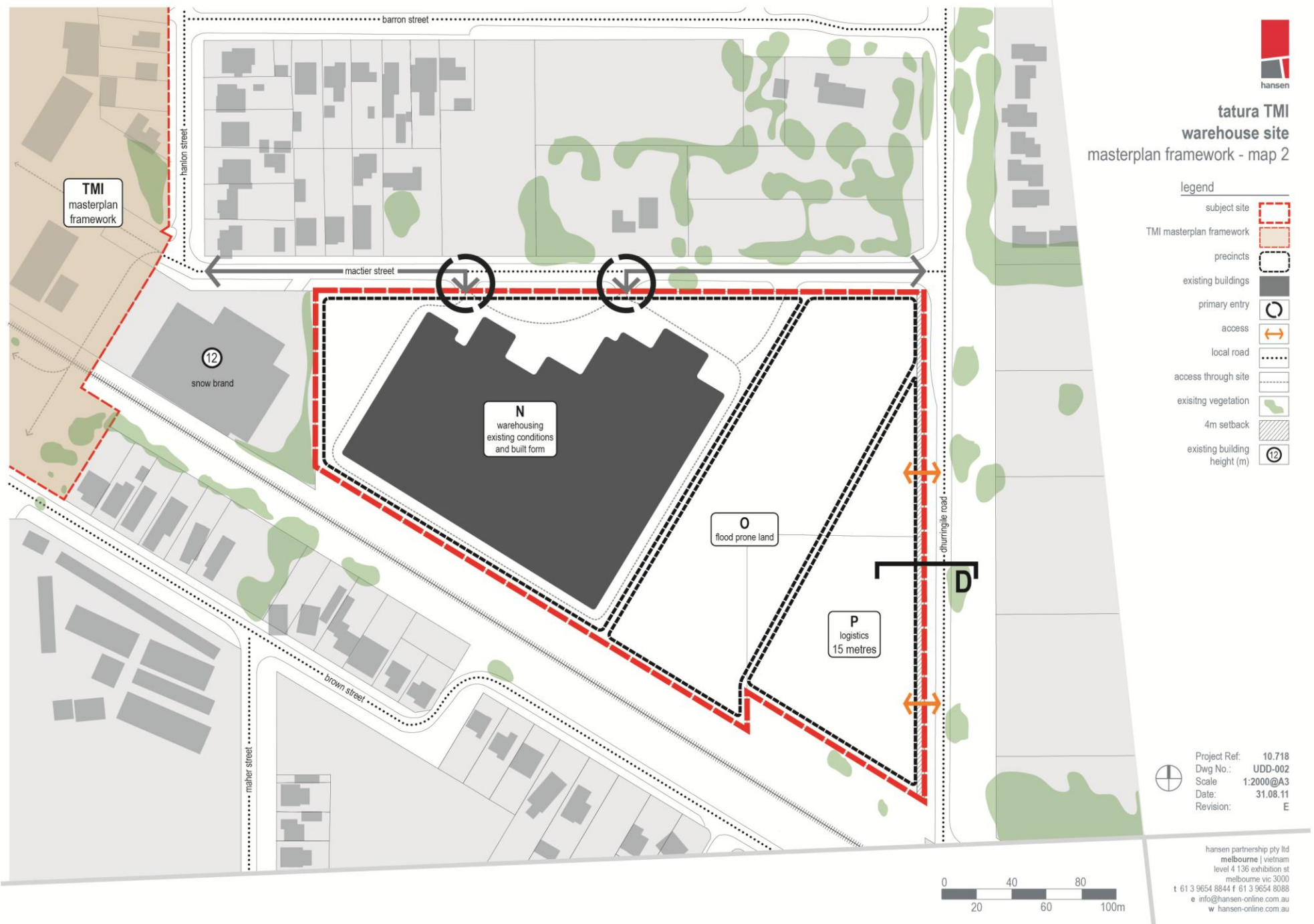
- | | |
|--------------|------------------------|
| • Precinct A | 10 metres |
| • Precinct B | 12 metres |
| • Precinct C | 10 metres |
| • Precinct D | 15 metres |
| • Precinct E | 12 metres |
| • Precinct F | 15 metres |
| • Precinct G | 15 metres |
| • Precinct H | 40 metres |
| • Precinct I | 20 metres |
| • Precinct J | None specified |
| • Precinct K | 10 metres |
| • Precinct L | 7 metres |
| • Precinct M | As per existing height |

Site 2

- | | |
|--------------|-------------------------|
| • Precinct N | As per existing heights |
| • Precinct O | None specified |
| • Precinct P | 15 metres |

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





tatura TMI
warehouse site
 masterplan framework - map 2

- legend
- subject site
 - TMI masterplan framework
 - precincts
 - existing buildings
 - primary entry
 - access
 - local road
 - access through site
 - existing vegetation
 - 4m setback
 - existing building height (m)

Project Ref: 10.718
 Dwg No.: UDD-002
 Scale: 1:2000@A3
 Date: 31.08.11
 Revision: E

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