

DRAFT

REVIEW OF LAND USES WITHIN INDUSTRIAL BUFFERS

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PART A: INTRODUCTION

Warrnambool is Victoria's largest coastal city outside Port Phillip Bay and is the key population and employment centre in the Great South Coast Region (south-west Victoria). The City has a range of activities that provide an employment base for the city's population (approximately 32,000 people) and the Great South Coast Region. These include major retail and business centres, food production and processing, manufacturing and education, community, health and government services.

Milk and meat processing dominate manufacturing activities within the Great South Coast Region, with 25 per cent of the manufacturing sector's output being derived from dairy products alone¹. The Midfield Meat Processing Plant (located in the West Warrnambool Industrial Precinct) is one of Australia's largest capacity meat processing plants. The Midfield Meat Processing Plant and the Fonterra Milk Processing Plant (located in Dennington) are significant contributors to the national, state and local economy and are major employment generating activities. The City also contains significant servicing infrastructure, for example the Wannon Water Sewerage Treatment Plant.

Over time, sensitive uses have established within identified separation distances to existing industry (i.e. residential development). This report identifies that there is capacity to further intensify sensitive land use development within identified separation distances and that the continued viability of industries could be threatened if the intensification of sensitive uses was to occur.

Warrnambool City Council has taken a proactive approach to manage potential amenity impacts within identified separation distances. It is Council's intention to give priority to the active management of identified separation distances to assist in the medium to long-term retention and continued viability of existing employment generating activities. The management of identified separation distances will also ensure communities within close proximity to established industries and facilities are protected from off-site impacts such as dust and odour.

A spatial analysis approach has been adopted for each identified separation distance based on historical land use and development. The Review then makes general recommendations with regard to implementing appropriate planning mechanisms to actively manage land uses within identified separation distances. These recommendations include reference to suitable planning scheme controls (zones, overlays and amendments to planning policy). This report is supported by an Implementation Plan that facilitates the implementation of recommendations contained within the Separation Distance Management Plans.

PURPOSE

The purpose of the Review of Land Uses within Industrial Buffers project is to provide clarity regarding the policy basis for and extent of recommended separation distances ('Recommended separation distances for industrial residual air emissions', Publication 1518). The Review also provides guidance on how land uses within recommended separation distance to existing industry can be actively managed.

The Review is a reference document in the Warrnambool Planning Scheme and provides guidance on the application of local planning policy, application of planning controls, and the consideration of applications for planning permits. Through its implementation, the Review will create greater certainty for residents and landowners regarding the future directions for development within close proximity to existing industrial uses.

¹ Great South Coast Regional Growth Plan, 2014

SEPERATION DISTANCES TO SENSITIVE USES

The *Environment Protection Act 1970* and the *Planning and Environment Act 1987* provide the policy basis for the regulation and management of separation distances for odour and dust emitting industries within Victoria. The Environment Protection Authority (EPA) regulates pollution and has independent authority to make regulatory decisions under the *Environment Protection Act 1970*. The EPA's five year plan (5 Year Plan 2011-2016) sets out the authority's vision that by 2030 the community does not experience disturbance from noise and odour.

In support of this vision, the EPA introduced new guidelines in March 2013 on recommended separation distances between industrial uses that emit odour or dust, and sensitive land uses ('Recommended separation distances for industrial residual air emissions', Publication 1518). The recommended separation distances as identified within the EPA guidelines were adopted as for this project. It is noted that a separation distance for noise does not exist under EPA legislation.

WHAT IS A SENSITIVE USE?

For the purposes of this report a sensitive use generally includes any residential use (i.e. dwelling, accommodation), a child care centre, an education centre (i.e. pre-school, primary school) or a hospital.

LAND TO WHICH THE REVIEW APPLIES

The Review of Land Uses within Industrial Buffers project applies to all land within a recommended separation distance to existing industrial land uses. Industrial uses that have a recommended separation distance include the Warrnambool Saleyards, the Midfield Meat Processing Plant, the Midfield Rendering Plant, the former landfill / current waste transfer station in West Warrnambool, the Fonterra Milk Processing Plant in Dennington, and the Wannon Water Waste Treatment Plant in south Warrnambool. The extent of each separation distance is discussed further below in *Part C: Recommended Separation Distances for Industrial Residual Air Emissions*.

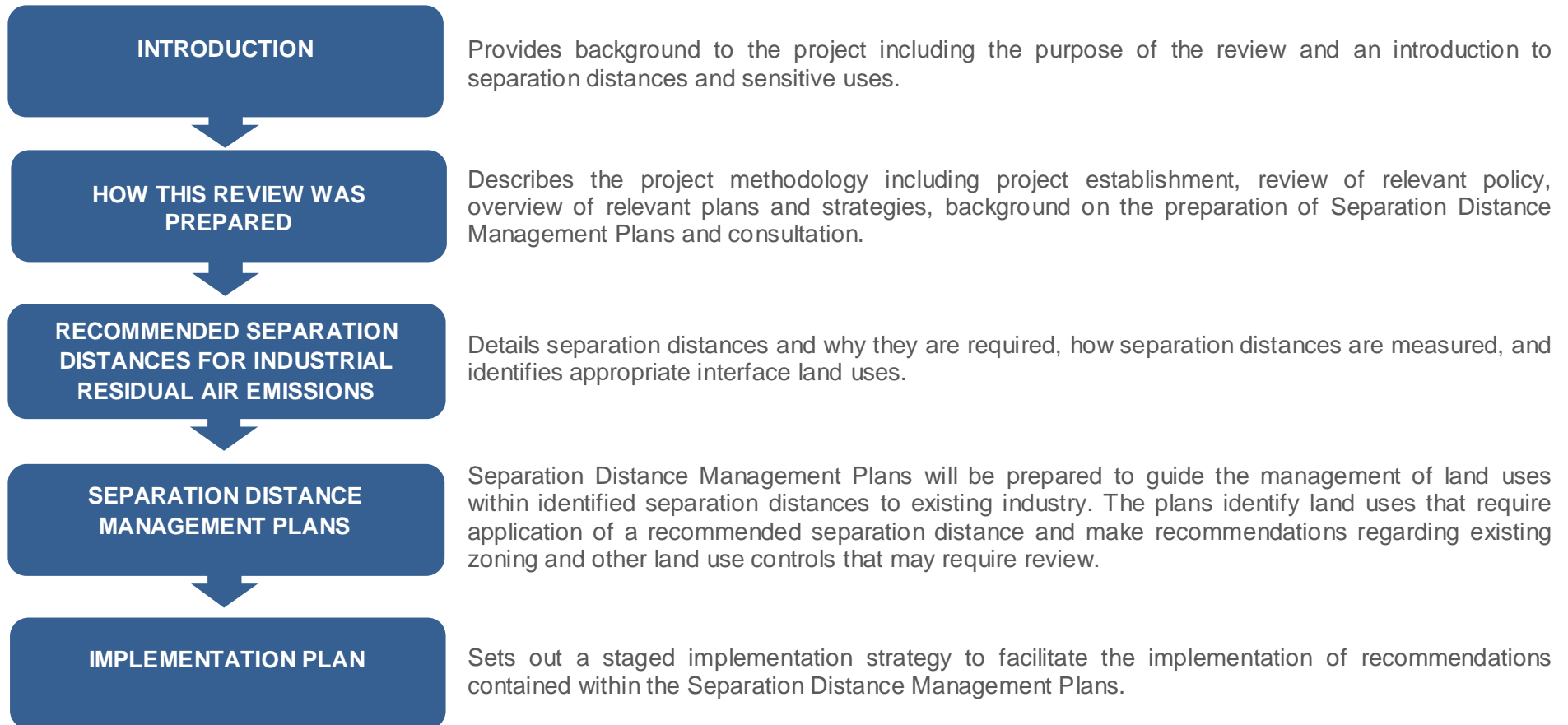
The land, which the Review of Land Uses within Industrial Buffers project applies, is shown on **Figure 1** on the following page.

INDUSTRIAL PRECINCTS THAT REQUIRE A SEPARATION DISTANCE TO SENSITIVE LAND USES



Figure 1 - Industrial precincts in Warrnambool that require a separation distance to sensitive land uses

This report is structured into the following five (5) sections.



PART B: HOW THIS REVIEW WAS PREPARED

The Review of Land Uses within Industrial Buffers project was developed through a review of existing industrial uses across the municipality, identification of separation distance requirements, and analysis of existing relevant policy and guidelines. Warrnambool City Council initiated the review to demonstrate leadership with the intention of actively managing sensitive land uses within recommended separation distance to existing industry.

The identification and management of separation distances is a shared responsibility. The *Environment Protection Act 1970* and the *Planning and Environment Act 1987* provide the policy basis for the regulation and management for separation distances for odour and dust emitting industries. The Environment Protection Authority and Warrnambool City Council have responsibility to regulate and manage separation distances for odour and dust emitting industries within Victoria. Industry is also responsible to ensure it operates in accordance with the requirements of relevant regulations and approvals (i.e. works approvals, licences, planning permits etc.).

A key objective of this Review was to provide clarity regarding the policy basis for and extent of recommended separation distances. The Review adopted the recommended separation distances contained within the Environment Protection Authority's 'Recommended separation distances for industrial residual air emissions' guideline (Publication 1518). Site-specific investigations were not undertaken as part of this review.

Due to acoustic variables (e.g. topography, source emission levels etc.) industrial noise levels and limits were beyond the scope of this project and were not considered within the separation distances.

The Review was prepared in partnership between the Warrnambool City Council, the Environment Protection Authority and the Department of Transport, Planning and Local Infrastructure. Key industry operators and landowners were engaged throughout the preparation of the Separation Distance Management Plans.

The process for preparing the review included:

Review of plans, strategies and guidelines (Part A and B)

Identification of separation distances for industrial residual air emissions (Part C)

Preparation of Separation Distance Management Plans (Part D)

Public consultation

◀ **We are here**

Implementation of Separation Distance Management Plans (Part E)

POLICY CONTEXT

A number of Warrnambool City Council plans and strategies support the objectives and findings contained within the Review of Land Uses within Industrial Buffers project. These include:

Warrnambool Health and Wellbeing Plan 2013-2017 - provides guidance to Council and its partners in working to improve the health and wellbeing of the Warrnambool. The Health and Wellbeing Plan recognises that the quality of housing and residential environments can have an impact on the community's health and wellbeing.

Warrnambool Land Use Review 2004 - provides recommendations to address the City's future land use and development needs. The strategy identifies opportunities for the more efficient use of existing urban areas. A commitment to sustainability and best practice development techniques underpin the strategy.

Warrnambool Industrial Land Use Review 2010 - provides guidance on the location of future large-scale industrial development within the municipality. The strategy identified the eastern growth area as having opportunity to introduce additional industrial land supply (implemented through Warrnambool Planning Scheme Amendment C72). The strategy also reinforces the need to protect the amenity of residential areas from the effects of industrial activity while not impeding the productivity of industrial enterprise.

Warrnambool City-Wide Housing Strategy 2013 - provides guidance on future housing directions including the need to review residential areas in close proximity to industrial precincts to provide guidance on future residential development. The strategy identifies that there is over 24 years residential land supply within greenfield growth areas and established urban areas.

Warrnambool Planning Scheme Review Project (underway) - Council has commenced a review of the Warrnambool Planning Scheme to ensure that it is streamlined, contemporary and reflects best practice industry standards. The project includes a full review of the planning scheme to identify policy gaps that the need to be addressed, either through the development of new policy or through the implementation of adopted plans and strategies.

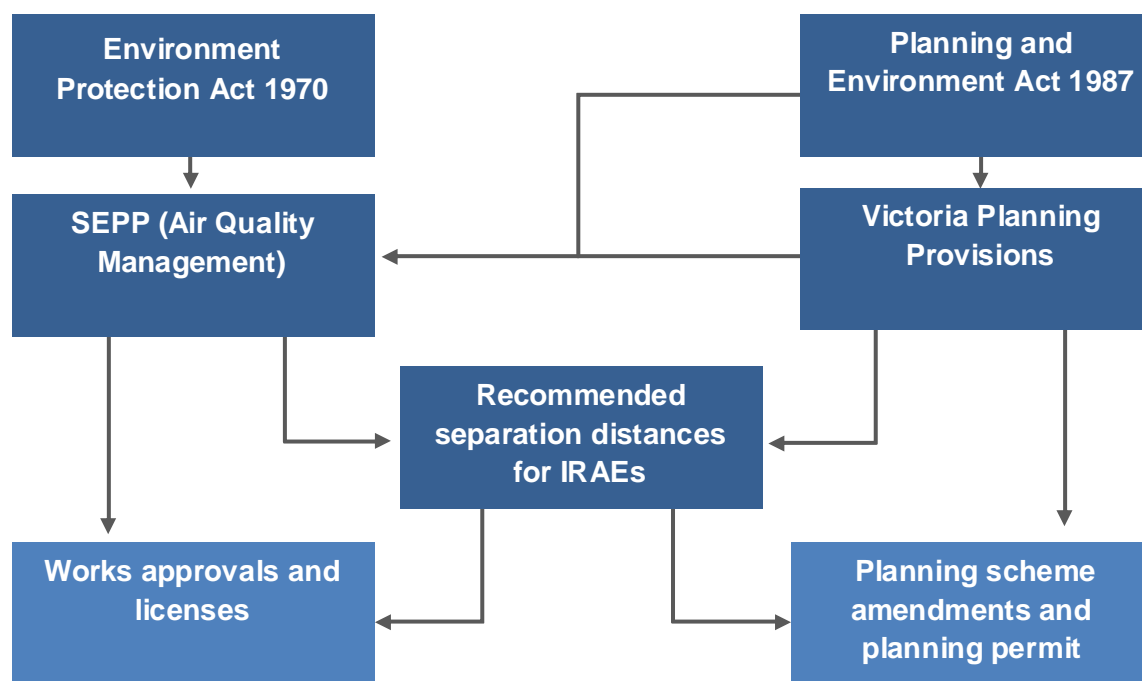
PART C: RECOMMENDED SEPARATION DISTANCES FOR INDUSTRIAL RESIDUAL AIR EMISSIONS

In March 2013, the Environment Protection Authority (the EPA) released revised guidelines on recommended separation distances between industrial uses that emit odour or dust, and sensitive land uses ('Recommended separation distances for industrial residual air emissions', Publication 1518).

The guideline contains a list of recommended minimum separation distances that aim to minimise the off-site impacts on sensitive land uses arising from unintended, industry-generated odour and dust emissions.

The *Environment Protection Act 1970* and the *Planning and Environment Act 1987* provide the policy basis for the regulation and management for separation distances for odour and dust emitting industries. Figure 2 below provides an overview of the policy basis for the 'Recommended separation distances for industrial residual air emissions', guideline.

Figure 2: Overview of the policy basis for the 'Recommended separation distances for industrial residual air emissions', guideline



Source: Recommended separation distances for industrial residual air emissions, Publication 1518

Separation distances and why they are required

Offensive odours can affect the lifestyle, health and welling of individuals. The impact can depend on the intensity, character, frequency and duration of the odour. Under the *Environment Protection Act 1970*, licensed industrial sites with potential odour impacts must comply with a license condition that stipulates that 'odours offensive to the senses of human beings must not be discharged beyond the boundaries of the premises'.

The EPA Publication 1518 recognises that where there are industrial air emissions that there may be unintended emissions which must be anticipated and allowed for (even with good pollution control technology and practice). Equipment failure, accidents and abnormal weather conditions are among the causes that can lead to emissions affecting sensitive land uses beyond the boundary of the source premises. These are often referred to as an 'upset condition'.

Separation distances seek to avoid the consequence of unintended industrial air emissions. An adequate distance should allow emissions to dissipate without unreasonable adverse impact on adjoining or nearby sensitive land uses.

Recommended separation distances

The EPA guideline contains minimum separation distances. The following recommended separation distances for industrial residual air emissions are relevant to the Warrnambool Industrial Buffer Review project:

Table 1: Index of industry categories

Industry type	Industry activity / definition	Scale and industry description	Recommended separation distance
Stock saleyard	Where pigs, cattle or other stock are temporarily confined for sale, transport or processing.	> 500 head	500 metres
Abattoir (no rendering)	Abattoirs or poultry processing works.	> 200 tonnes per year	500 metres
Milk products	Production of milk or dairy products.	> 200 tonnes per year	100 metres
Rendering and casing works	Abattoirs, knackereries or poultry processing works involving rendering.	> 200 tonnes per year	1,000 metres
Asphalt plant	Production of asphalt.	> 100 tonnes per year	500 metres
Cement plant	Production of concrete.	> 5,000 tonnes per year	100 metres

Industry type	Industry activity / definition	Scale and industry description	Recommended separation distance
Sewerage treatment plant	Premises on or from which sewage (including sullage) effluent, is treated, discharged or deposited.	Exceeding a design or actual flow rate of 5,000 litres per day	Case by case
Transfer station	Collecting, consolidating, temporarily storing, sorting or recovering refuse or used material before transfer for disposal or use elsewhere.		250 metres

Source: Recommended separation distances for industrial residual air emissions', Publication 1518

How to measure separation distances

The EPA guideline details that (within an urban area) separation distances should be measured from the activity boundary to the property boundary of the nearest sensitive use. Refer to **Figure 3** for illustration of how the separation distance should be measured.

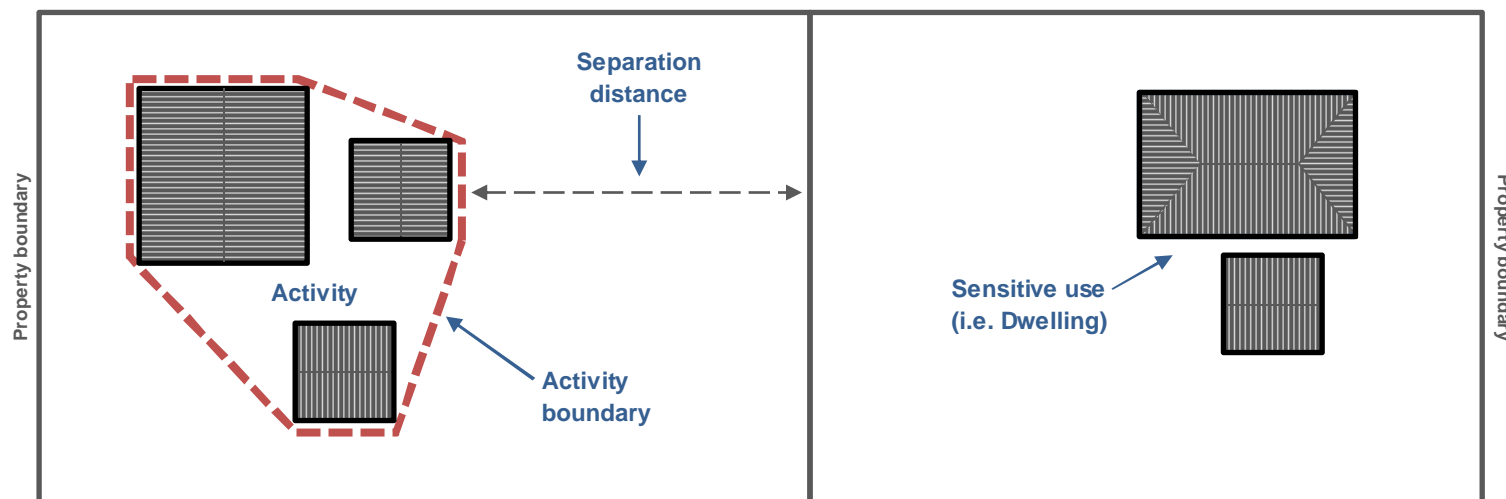


Figure 3 - Measurement of separation distances

Interface land uses

The EPA guideline also provides guidance on land uses that can be located within separation distances between industrial land uses and sensitive uses. Interface land uses typically include zones that allow agricultural/rural activity, business (retail and offices), conservation (including open space), recreation and light industry (with no adverse amenity potential).

Difference between separation distances and requirements of Clause 52.10 (Uses with adverse amenity potential)

Clause 52.10 of the Warrnambool Planning Scheme defines types of industries and warehouses which if not appropriately designed and located could cause offence or unacceptable risk to residents. The following threshold distances are relevant to the Warrnambool Industrial Buffer Review project.

Table 2: Uses with adverse amenity impacts

Type of production, use or storage	Threshold distance*
Abattoir	500 metres
Freezing and cool storage	150 metres
Manufacture of milk products	300 metres
Rendering and casing works	1,000 metres
Bitumen batching plant	500 metres
Concrete batching plant	300 metres
Refuse and uses material storage sorting and recovery in a transfer station	100 metres

Source: Warrnambool Planning Scheme, Clause 52.10 (Uses with adverse amenity impacts)

*The threshold distance is the minimum distance from the activity area to land in a residential zone or land used for a hospital or education centre.

The above thresholds apply to the establishment of a new industry within the Industrial 1 Zone, Industrial 2 Zone or Mixed Use Zone. A planning permit application for any industry listed in Clause 52.10 must be referred to the EPA to ensure the proposed use and development is appropriately designed and located and will not cause offence or unacceptable risk to nearby residents.

The threshold distances contained within Clause 52.10 do not restrict a sensitive uses (i.e. dwelling) establishing within close proximity of an established industry. Therefore, greater guidance may be required within the planning scheme (i.e. Local Planning Policy) to guide decision making for sensitive uses within close proximity of established industry.

PART D: SEPARATION DISTANCE MANAGEMENT PLANS

Separation Distance Management Plans will be prepared to guide the management of land uses within identified separation distances to existing industry. The plans fulfil the following objectives.

- Set out the land use and other conditions in vicinity of existing uses that have the potential to cause amenity related impacts.
- To identify uses which require application of a recommended separation distance.
- To identify the activity area/s as outlined in the 'Recommended separation distances for industrial residual air emissions', guideline (Publication 1518).
- To assess the potential for intensification of sensitive land uses within identified separation distances and provide recommendations regarding management of future development.
- Identify and make recommendations regarding existing zoning and other controls that may / will require review.

The review will be prepared in six (6) stages:

- Stage 1 - West Warrnambool Industrial Precinct (Midfield Meat Processing Plant) (draft completed July 2014)
- Stage 2 - Fonterra Milk Processing Plant, Dennington
- Stage 3 - Warrnambool Saleyards, Dennington
- Stage 4 - Midfield Rendering Plant, South Dennington
- Stage 5 - West Warrnambool Industrial Precinct (former landfill and current waste transfer station).
- Stage 6 - Wannon Water Waste Treatment Plant, South Warrnambool

The West Warrnambool Industrial Precinct was chosen as the first stage due to the need to provide urgent clarity regarding the policy basis for and extent of recommended separation distances within the precinct. Urgent guidance was also required on how land uses within identified separation distances should be managed.

Note: Where a Separation Distance Management Plan contains recommendations to pursue rezoning of land or to restrict intensification of sensitive land uses, a resolution of Council will be required.

WEST WARRNAMBOOL INDUSTRIAL PRECINCT SEPARATION DISTANCE MANAGEMENT PLAN - MIDFIELD MEAT PROCESSING PLANT (DRAFT)

PRECINCT OVERVIEW

The West Warrnambool Industrial Precinct is located approximately two (2) kilometres north-west of the Warrnambool Central Activity District.

The precinct is one of Warrnambool's key employment precincts and contains the Midfield Meat Processing Plant (abattoir) and Warrnambool City Council's municipal depot located on Scott Street, Warrnambool. The Midfield Meat Processing Plant (and related operations) is a significant employment generator.

VicTrack (rail reserve) is also a major landowner within the precinct.

The precinct is accessed via McMeekin Road (via Koroit Street / Giffen Street) Albert Street and Merrivale Drive.

For the purposes of this review, the precinct includes all land within 500 metres of the Midfield Meat Processing Plant and the Fulton Hogan Asphalt Plant. Refer to **Figure 4** for plan of the study area.

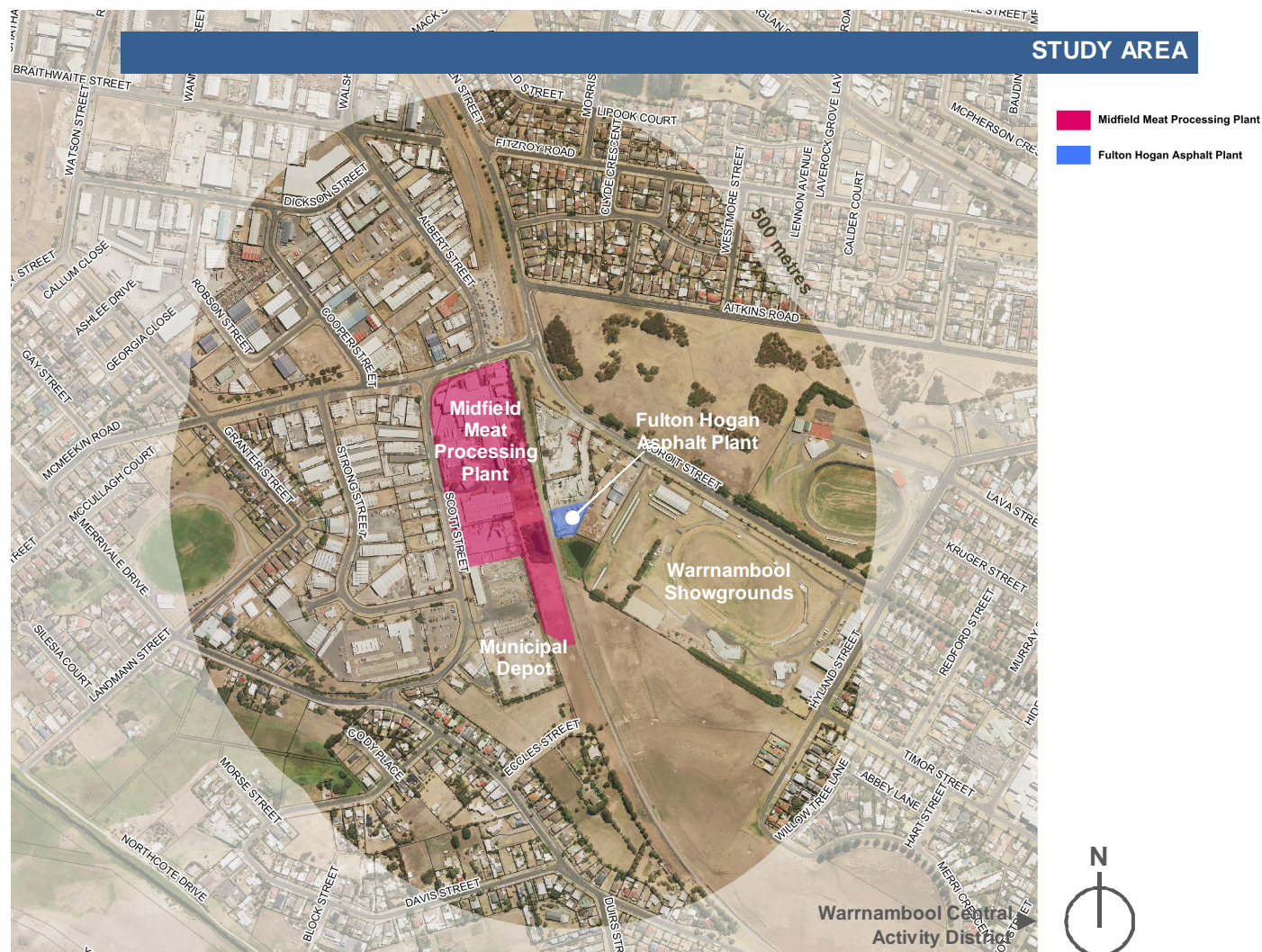


Figure 4: Study area

INDUSTRIES THAT HAVE A RECOMMENDED SEPARATION DISTANCE

The Environment Protection Authority (EPA) provides guidance on recommended separation distances between industrial uses that emit odour or dust, and sensitive land uses (refer to 'Recommended separation distances for industrial residual air emissions' guideline, Publication 1518).

The following separation distances between industry and sensitive uses are relevant to the West Warrnambool Industrial Precinct.

Industry	Recommended separation distance
Midfield Meat Processing Plant	500 metres
Fulton Hogan Asphalt Plant	500 metres
Statewide Waste Management Waste Transfer Station	250 metres
Hanson Concrete Batching Plant	100 metres
Rapidmix Concrete Batching Plant	100 metres

Source: Recommended separation distances for industrial residual air emissions', Publication 1518

Refer to **Figure 5** for a plan of industries that require a separation distance.

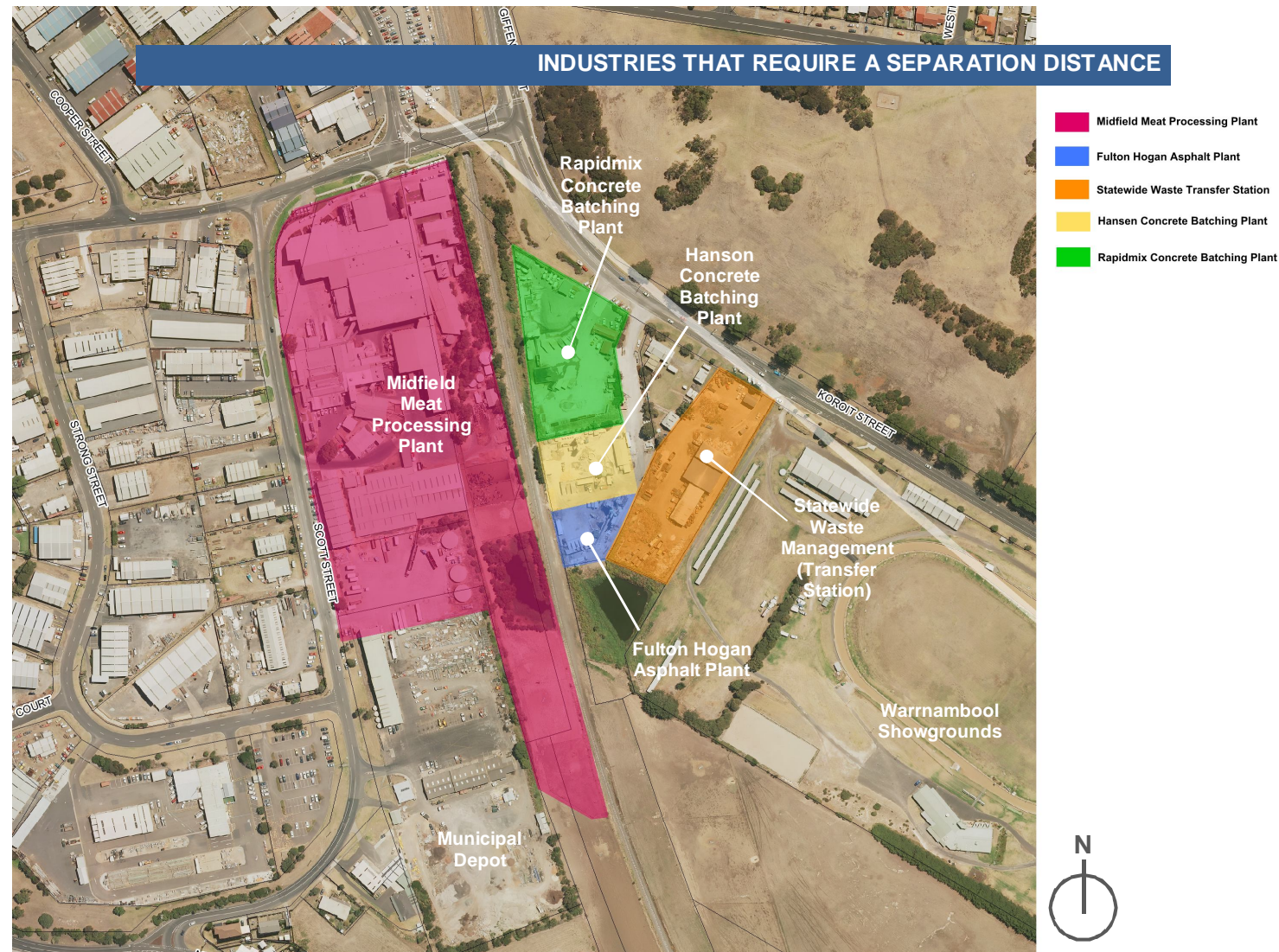


Figure 5: Industries that require a separation distances

ACTIVITY BOUNDARY OF INDUSTRIAL ACTIVITIES

The activity boundary of the industrial activity is the area that includes all current industrial activities (or proposed uses where a planning permit has been issued for a future use). The activity area includes all plant, buildings or other sources from which industrial residual air emissions may arise. The following activity boundaries have been identified.

Midfield Meat Processing Plant

The Midfield Meat Processing Plant is located at 24 Scott Street, Warrnambool. The site contains livestock unloading areas, undercover livestock holding areas, open air livestock holding areas, meat processing facilities, administration buildings and staff amenities, storm water collection areas / tanks and car parking. It is understood that Midfield lease adjoining land from VicTrack for the temporary holding of livestock.

There is very low potential for residual air emissions arising from the meat processing facilities, administration buildings and staff amenities. There is higher risk that residual air emissions (i.e. odour) may arise from livestock unloading areas, livestock holding areas (including covered open air structures) and storm water collection areas. These areas form part of the activity boundary. Refer to **Figure 6** for Midfield Meat Processing Plant Activity Boundary.

The temporary open air livestock holding areas (VicTrack land) have not been included within the activity area due to the low density of livestock held and infrequent use.

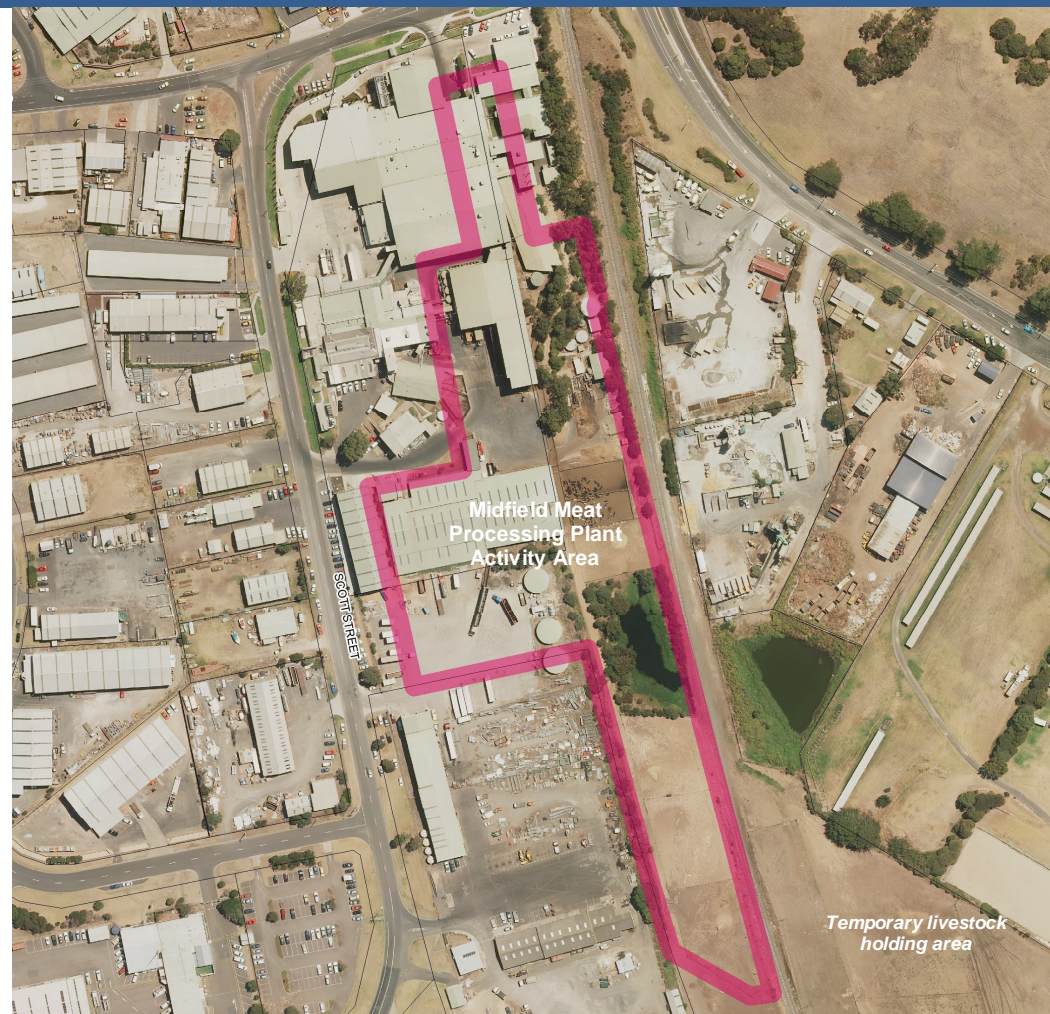


Figure 6: Midfield Meat Processing Plant Activity Boundary

Fulton Hogan Asphalt Plant

The Fulton Hogan Asphalt Plant is located on Koroit Street, Warrnambool (behind 365 Koroit Street). The site contains asphalt batching plant, loading bay, hoppers, bitumen tanks, storage silos, administration buildings and staff amenities. The site is owned by VicTrack and leased to Hanson Construction Materials Pty Ltd.

There is a risk that residual air emissions (i.e. odour and dust) may arise from the concrete batching plant, loading bay, conveyors, hoppers and storage silos. These areas form part of the activity boundary. Refer to **Figure 7** for Fulton Hogan Asphalt Plant Activity Boundary.



Figure 7: Fulton Hogan Asphalt Plant Activity Boundary

Statewide Waste Management Waste Transfer Station

The Statewide Waste Management Waste Transfer Station is located at 355 Koroit Street, Warrnambool. The site contains weigh bridge, loading bay, waste vehicle parking areas, refuse collection areas (including green waste), refuse storage areas (including green waste), bin storage areas, wash down areas, administration buildings and staff amenities.

There is potential for residual air emissions arising from the weigh bridge, loading bay, waste vehicle parking areas, refuse collection areas (including green waste), refuse storage areas (including green waste), bin storage areas and wash down areas. These areas form part of the activity boundary. Refer to **Figure 8** for Statewide Waste Management Waste Transfer Station Activity Boundary.



Figure 8: Statewide Waste Management Waste Transfer Station Activity Boundary

Hanson Concrete Batching Plant

The Hanson Concrete Batching Plant is located on Koroit Street, Warrnambool (behind 365 Koroit Street). The site contains concrete batching plant, loading bays, conveyors, hoppers, storage silos, administration buildings and staff amenities, and car parking. The site is owned by VicTrack and leased to Hanson Construction Materials Pty Ltd.

There is a risk that residual air emissions (i.e. dust) may arise from the concrete batching plant, loading bay, conveyors, hoppers and storage silos. These areas form part of the activity boundary. Refer to **Figure 9** for Hanson Concrete Batching Plant Activity Boundary.



Figure 9: Hanson Concrete Batching Plant Activity Boundary

Rapidmix Concrete Batching Plant

The Rapidmix Concrete Batching Plant is located at 375-385 Koroit Street, Warrnambool. The site contains concrete batching plant, loading bays, conveyors, hoppers, storage silos, administration buildings and staff amenities, and car parking.

There is a risk that residual air emissions (i.e. dust) may arise from the concrete batching plant, loading bay, conveyors, hoppers and storage silos. These areas form part of the activity boundary. Refer to **Figure 10** for Rapidmix Concrete Batching Plant Activity Boundary.



Figure 10: Rapidmix Concrete Batching Plant Activity Boundary

LAND USES

The suite of zones within the Warrnambool Planning Scheme for the West Warrnambool Industrial Precinct are a mixture of Industrial 1 Zone (INZ1) and Industrial 3 Zone (INZ3), Public Use Zone (PUZ1, PUZ4, PUZ6), Farming Zone (FZ) and Road Zone (RDZ2).

Residential land surrounding the precinct is zoned General Residential 1 (GRZ1). The Special Use Zone (SUZ2) applies to the Warrnambool Showgrounds and the Warrnambool Greyhound Racing Track, east of the precinct.

The Merrivale Primary School (located west of the precinct) is zoned Public Use Zone 2 (PUZ2). The Merrivale oval (immediately north-west of the Merrivale Primary School) is zoned Public Park and Recreation Zone (PPRZ).

Figure 11 (opposite) indicates that there are a number of undeveloped sites zoned General Residential Zone within identified separation distances to industry. The continued viability of industries within the precinct could be threatened if the intensification of sensitive uses was to occur. The management of land uses within these areas warrants investigation.

The review of the Special Use Zone 2 (Warrnambool Showgrounds) is also warranted to determine what sensitive uses may be permitted within the separation distance.

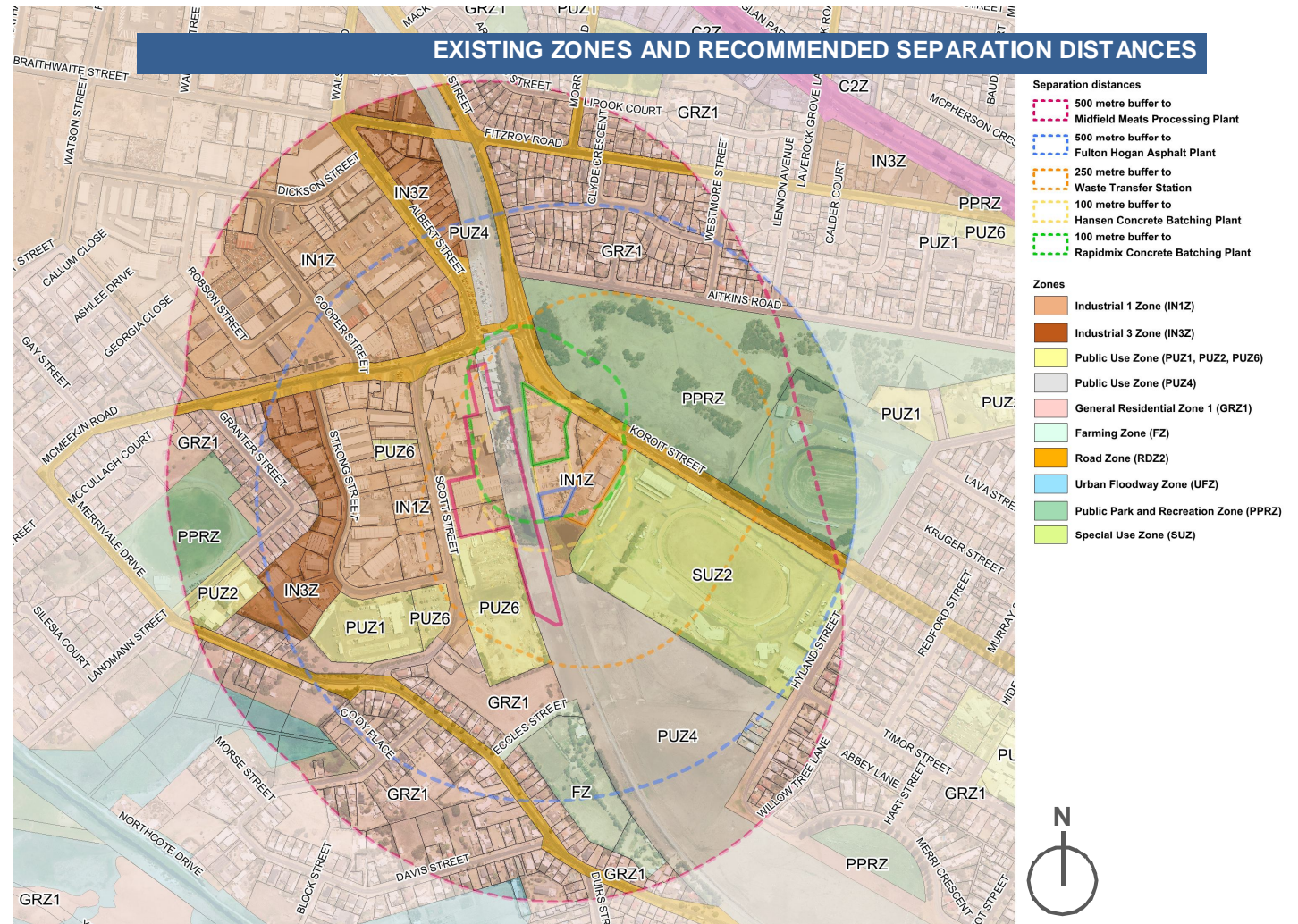


Figure 11: Existing zones and recommended separation distances

A review of existing land use controls within the West Warrnambool Industrial Precinct and surrounding area was undertaken as part of this project.

The review identified a number of sites to be rezoned to reflect existing uses (i.e. Merrivale Recreation Reserve, former VicTrack land now owned by Midfield, incorrectly zoned 'public use' in Scott Street etc.). A copy of the review is attached at **Appendix A**. A review of the residential uses is undertaken on the following pages.

ASSESSMENT OF EXISTING SENSITIVE LAND USES WITHIN THE RECOMMENDED SEPARATION DISTANCES

Residential uses	<p>There are 335 properties (approximately 29 hectares) zoned General Residential Zone 1 (GRZ1) within the study area. The majority (92%) of the properties are developed with existing dwellings. There are 28 vacant properties (or properties with further development potential) within the precinct. Fourteen (14) of these properties are single house lots (lots less than 1,200 square metres).</p> <p>There are 14 properties greater than 1,200 square metres in area that are vacant or have further development potential (potential for three (3) or more lots or three (3) or more dwellings). Refer to Figure 12 on page 25 for a plan of existing dwellings and vacant residential land.</p>
Childcare centre	<p>There are no childcare centres within the precinct.</p>
Education Centre	<p>The Merrivale Primary School is located at 185 Merrivale Drive (corner of Merrivale Drive and Landmann Street). The school is located approximately 350 metres from the Midfield Meat Processing Plant. The school comprises of approximately 220 students and currently has ten (10) classrooms and a large external (covered) multipurpose area. There are no pre-schools, secondary schools or other education centres within the precinct.</p>
Hospital	<p>There are no hospitals within the precinct.</p>

ASSESSMENT OF SENSITIVE LAND USE DEVELOPMENT POTENTIAL WITHIN THE RECOMMENDED SEPARATION DISTANCES

Residential uses

Under the General Residential Zone 1 (GRZ1) a planning permit is required for the subdivision of land and the development of a dwelling on a lot less than 300 square metres in area. A planning permit is also required for more than one (1) dwelling on a single lot.

Figure 12 (opposite) indicates that there are a number of existing dwellings within the separation distance to the Midfield Meat Processing Plant and Fulton Hogan Asphalt Plant. These properties have limited opportunity for further residential development. There is little to do with these properties other than ensuring existing industries operate within prescribed guidelines and regulations.

There are 14 parcels within the analysis area that have further development potential. Most already have an existing dwelling. With the exception of Site 1, all parcels are located towards the edge of the analysis area. The combined area of these parcels is approximately 6.8 hectares. Further analysis of Sites 2 - 14 is provided on pages 27, 28 and 29.

Any future development of these parcels is considered to be urban infill development. The future residential development of these parcels could be appropriately managed through the inclusion of additional application and decision requirements within the General Residential Zone.

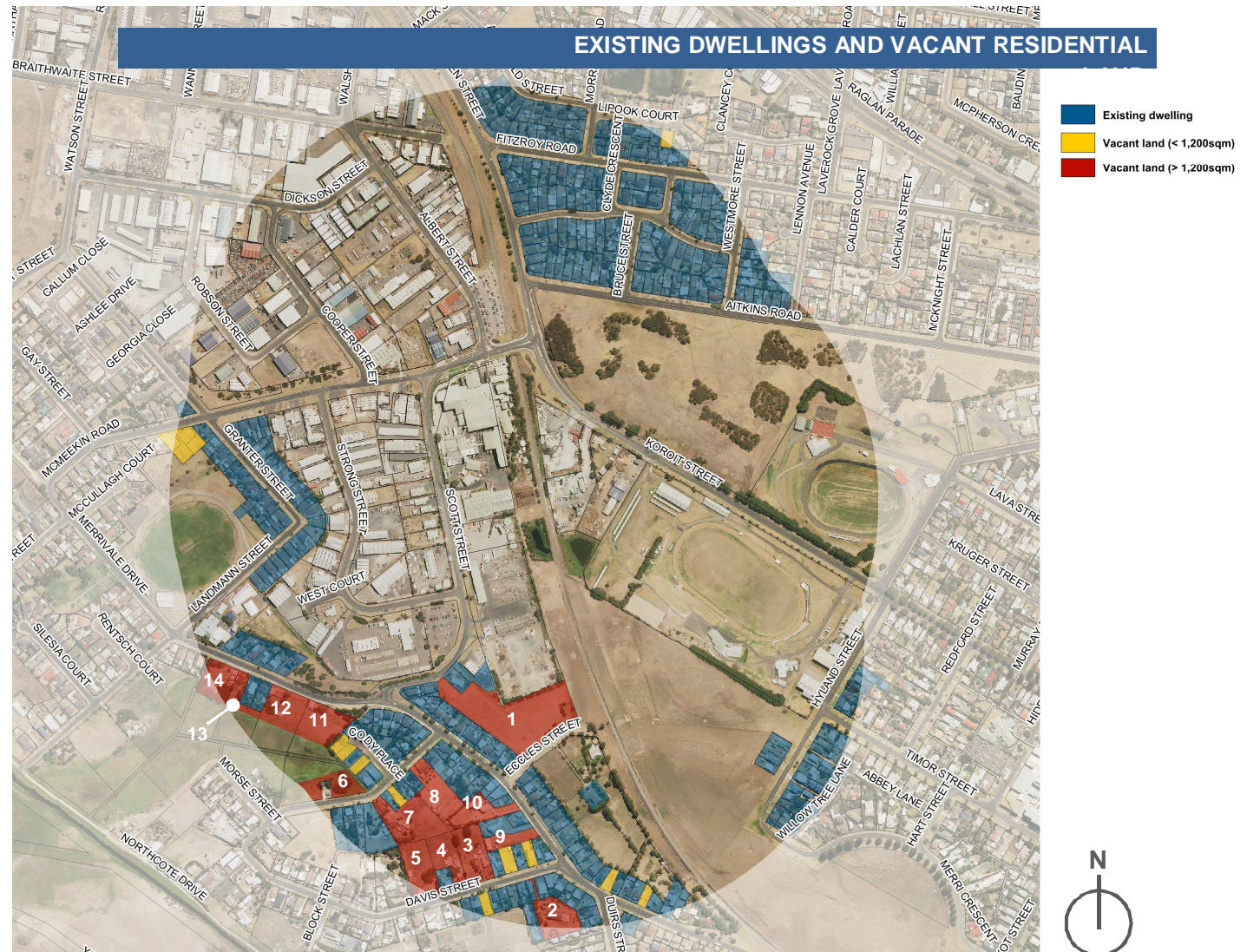


Figure 12: Existing dwellings and vacant residential land

Additional application requirements guided by planning policy would ensure that the requirements contained in the 'Recommended separation distances for industrial residual air emissions, Publication 1518' are addressed prior to a planning permit being issued for residential subdivision and/or development. The views of the Environment Protection Authority (EPA) should also be sought on any proposal for residential subdivision and/or development of this land.

It is recommended that Council consider including application and decision requirements within a new schedule to the General Residential Zone to ensure separation distance requirements are considered and addressed. The schedule would apply to all properties with further development potential within the recommended separation distance to the Midfield Meat Processing Plant and Fulton Hogan Asphalt Plant.

It is also recommended that a local planning policy be included within the Warrnambool Planning Scheme to provide guidance in regards to the development / intensification of sensitive uses within separation distances and that Council consider making the EPA a referral authority for planning permit applications relating to subdivision of land or use of land for two or more dwellings under the new schedule to the General Residential Zone.

Lot 2 Eccles Street (Site 1)

Lot 2 Eccles Street (Site 1), clearly sits in a different context to Sites 2 - 14. It is a large parcel (approximately 1.7 hectares in area) that has direct abuttal to the existing West Warrnambool Industrial Precinct and is well within the separation distance to the Midfield Meat Processing Plant and Fulton Hogan Asphalt Plant. Due to the topography of the site, the site provides an important transition between the West Warrnambool Industrial Precinct and existing dwellings in the surrounding area.

The residential development of this land would be incompatible with adjoining industrial uses (i.e. Midfield Meat Processing Plant) due to the potential risk to future resident's health and wellbeing (from potential odour and dust emissions). Accordingly, the future of the site should not be residential. The site provides an opportunity to provide a sensitively designed transition between existing dwellings and the existing industrial precinct.

It is recommend that Council rezone land at Lot 2 Eccles Street, Warrnambool (and existing dwellings located 4 and 4A Scott Street, Warrnambool), to limit the development of sensitive uses within the recommended separation distances to the Midfield Meat Processing Plant and the Fulton Hogan Asphalt Plant (i.e. Special Use Zone). The new zone should facilitate uses that are compatible with existing uses within the West Warrnambool Industrial Precinct and nearby residential uses (i.e. business (retail and offices), light industry).

The new zone should also identify landscaping and built form requirements to provide an appropriate transition between existing dwellings on Merrivale Drive and existing industrial development. Existing dwellings located at 4 and 4A Scott Street (north-west of Site No. 1) could be readily disposed of for uses compatible with the industrial precinct (i.e. car parking).

The Warrnambool City-Wide Housing Strategy identifies that there is over 24 years residential land supply within greenfield growth areas and established urban areas (approximately 465 hectares). A further 20+ years land supply can be provided within future greenfield growth areas. The removal of 1.7 hectares of residential land will not have a discernable impact on Warrnambool's residential land supply.

Davis Street, Warrnambool (Sites 2 - 8)

Address:	7 Davis Street, Warrnambool (Site 2)	The site is developed with a single dwelling and associated outbuildings centrally located on the site. The site is partially within the recommended separation distance to the Midfield Meat Processing Plant. Further residential development opportunities would be difficult with existing development. Site access may also restrict further residential development (i.e. subdivision).
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.4 hectares	
Address:	16-20 Davis Street, Warrnambool (Site 3)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant. The site has further residential development opportunities (approximately 0.4 hectares).
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.5 hectares	
Address:	22-24 Davis Street, Warrnambool (Site 4)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant. A planning permit was issued in 2010 for a two (2) lot subdivision. The site has further residential development opportunities.
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.4 hectares	
Address:	28-30 Davis Street, Warrnambool (Site 5)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant. The site has further residential development opportunities (approximately 0.4 hectares).
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.5 hectares	
Address:	87-89 Davis Street, Warrnambool (Site 6)	The property is vacant. The rear of the property is within the Merri River flood plain (land zoned UFZ). The site is partially within the recommended separation distance to the Midfield Meat Processing Plant. The South Warrnambool Flood Study identifies that the flood levels are above those currently mapped within the planning scheme. There are therefore limited residential development opportunities (less than 0.1 hectares).
Zone:	Part General Residential Zone 1 (GRZ1) and part Urban Floodway Zone (UFZ)	
Land area:	0.8 hectares	
Address:	94 Davis Street, Warrnambool (Site 7)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant. The site has further residential development opportunities (approximately 0.6 hectares) however, site access could be difficult due to location of existing dwelling.
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.7 hectares	
Address:	104-106 Davis Street, Warrnambool (Site 8)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant and partially within the recommended separation distance to the Fulton Hogan Asphalt Plant. The site has further residential development opportunities (approximately 0.4 hectares).
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.5 hectares	

Merrivale Drive, Warrnambool (Sites 9 - 14)

Address:	79 Merrivale Drive, Warrnambool (Site 9)	The property is developed with an outbuilding associated with 81 Merrivale Drive, Warrnambool. The site is within the recommended separation distance to the Midfield Meat Processing Plant. In January 2013, a planning permit application was approved to subdivide three (3) existing properties (79 and 81 Merrivale Drive and 10 Davis Street) into nine (9) lots and construct eight (8) dwellings. The existing dwelling at 81 Merrivale Drive is to remain.
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.2 hectares	
Address:	87 Merrivale Drive, Warrnambool (Site 10)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant and partially within the recommended separation distance to the Fulton Hogan Asphalt Plant. The site has limited residential development opportunities.
Zone:	General Residential Zone 1 (GRZ1)	
Land area:	0.4 hectares	
Address:	127-137 Merrivale Drive, Warrnambool (Site 11)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant and partially within the recommended separation distance to the Fulton Hogan Asphalt Plant. The rear of the property is within the Merri River flood plain (land zoned UFZ). The site has further residential development opportunities (approximately 0.4 hectares).
Zone:	Part General Residential Zone 1 (GRZ1) and part Urban Floodway Zone (UFZ)	
Land area:	0.7 hectares	
Address:	139-145 Merrivale Drive, Warrnambool (Site 11)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant. The South Warrnambool Flood Study identifies that the flood levels are above those currently mapped within the planning scheme. The site has very limited residential development opportunities.
Zone:	Part General Residential Zone 1 (GRZ1) and part Urban Floodway Zone (UFZ)	
Land area:	0.7 hectares	
Address:	153 Merrivale Drive, Warrnambool (Site 12)	The property is developed with a single dwelling and associated outbuildings. The site is within the recommended separation distance to the Midfield Meat Processing Plant. The South Warrnambool Flood Study identifies that the flood levels are above those currently mapped within the planning scheme. The site has limited residential development opportunities (approximately 0.25 hectares).
Zone:	Part General Residential Zone 1 (GRZ1) and part Urban Floodway Zone (UFZ)	
Land area:	0.5 hectares	

Address:	155-159 Merrivale Drive, Warrnambool (Site 12)	The property is developed with a single dwelling and associated outbuildings. The site is partially within the recommended separation distance to the Midfield Meat Processing Plant. The South Warrnambool Flood Study identifies that the flood levels are above those currently mapped within the planning scheme. The site has further residential development opportunities (approximately 0.2 hectares).
Zone:	Part General Residential Zone 1 (GRZ1) and part Urban Floodway Zone (UFZ)	
Land area:	0.5 hectares	

Warrnambool Showgrounds and Greyhound Racing Track

The Warrnambool Showgrounds and Greyhound Racing Track are located on the corner of Koroit and Hyland Streets, Warrnambool. The site is approximately 11 hectares in area and is zoned Special Use (SUZ2) under the Warrnambool Planning Scheme. Under the Special Use Zone, a planning permit is required to use land for 'Accommodation' (i.e. Caravan park).

The development of this land for Accommodation would be incompatible with adjoining industrial uses (i.e. Midfield Meat Processing Plant) due to the potential risk to future resident's health and wellbeing (from potential odour and dust emissions). It is recommended that Council amend Schedule 2 to the Special Use Zone (SUZ2) to prohibit all Accommodation uses (other than Caretakers house).

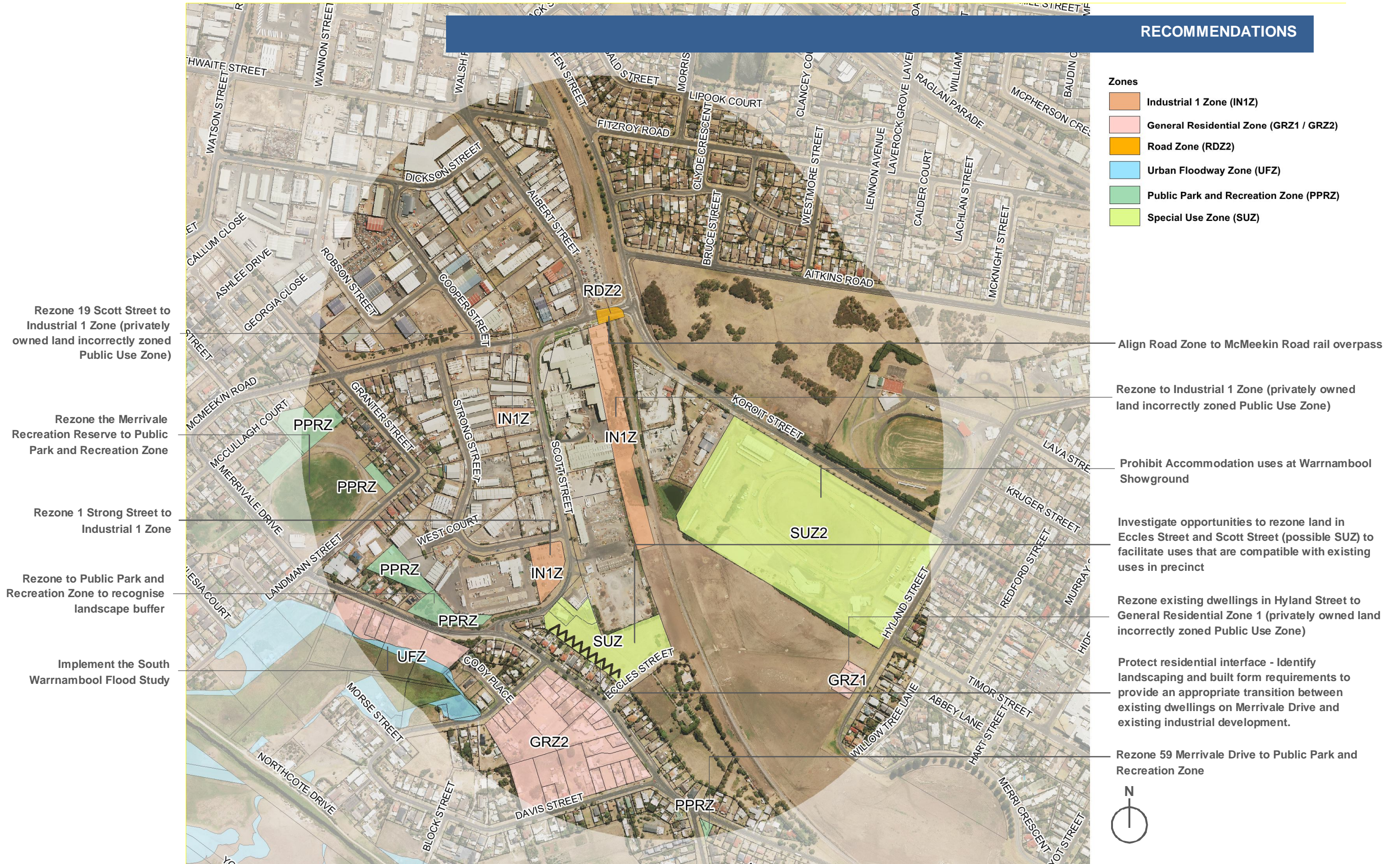
Childcare centres, Education centres and Hospitals

A planning permit is required for a Childcare centre under the following zones – General Residential Zone 1, Industrial 1 and 3, Public Use (if not on behalf of the public land manager) and the Special Use Zone (SUZ2). A Childcare centre is prohibited within the Farming Zone.

A planning permit is required for an Education Centre under all zones. A permit is also required under all zones for a Hospital (other than the Industrial 1 and 3 where the use is prohibited).

The establishment of these uses within the study area is unlikely however, it is recommended that Council consider including application and decision requirements within a new schedule to the General Residential Zone to ensure separation distance requirements are considered and addressed for proposed Childcare centres and Education centres.

WEST WARRNAMBOOL INDUSTRIAL PRECINCT SEPARATION DISTANCE MANAGEMENT PLAN - MIDFIELD MEAT PROCESSING PLANT (DRAFT)



FONTERRA MILK PROCESSING PLANT (DENNINGTON) SEPARATION DISTANCE MANAGEMENT PLAN

STAGE 2

PRECINCT OVERVIEW

INDUSTRIES THAT HAVE A RECOMMENDED SEPARATION DISTANCE

ACTIVITY BOUNDARY OF INDUSTRIAL ACTIVITIES

LAND USES

ASSESSMENT OF EXISTING SENSITIVE USES WITHIN THE RECOMMENDED SEPARATION DISTANCES

ASSESSMENT OF SENSITIVE USE DEVELOPMENT POTENTIAL WITHIN THE RECOMMENDED SEPARATION DISTANCES

WARRNAMBOOL SALEYARDS SEPARATION DISTANCE MANAGEMENT PLAN

STAGE 3

PRECINCT OVERVIEW

INDUSTRIES THAT HAVE A RECOMMENDED SEPARATION DISTANCE

ACTIVITY BOUNDARY OF INDUSTRIAL ACTIVITIES

LAND USES

ASSESSMENT OF EXISTING SENSITIVE USES WITHIN THE RECOMMENDED SEPARATION DISTANCES

ASSESSMENT OF SENSITIVE USE DEVELOPMENT POTENTIAL WITHIN THE RECOMMENDED SEPARATION DISTANCES

MIDFIELD RENDERING PLANT (SOUTH DENNINGTON) SEPARATION DISTANCE MANAGEMENT PLAN

STAGE 4

PRECINCT OVERVIEW

INDUSTRIES THAT HAVE A RECOMMENDED SEPARATION DISTANCE

ACTIVITY BOUNDARY OF INDUSTRIAL ACTIVITIES

LAND USES

ASSESSMENT OF EXISTING SENSITIVE USES WITHIN THE RECOMMENDED SEPARATION DISTANCES

ASSESSMENT OF SENSITIVE USE DEVELOPMENT POTENTIAL WITHIN THE RECOMMENDED SEPARATION DISTANCES

WEST WARRNAMBOOL INDUSTRIAL SEPARATION DISTANCE MANAGEMENT PLAN - FORMER LANDFILL AND CURRENT WASTE TRANSFER STATION

STAGE 5

PRECINCT OVERVIEW

INDUSTRIES THAT HAVE A RECOMMENDED SEPARATION DISTANCE

ACTIVITY BOUNDARY OF INDUSTRIAL ACTIVITIES

LAND USES

ASSESSMENT OF EXISTING SENSITIVE USES WITHIN THE RECOMMENDED SEPARATION DISTANCES

ASSESSMENT OF SENSITIVE USE DEVELOPMENT POTENTIAL WITHIN THE RECOMMENDED SEPARATION DISTANCES

WANNON WATER WASTE WATER TREATMENT PLANT SEPARATION DISTANCE MANAGEMENT PLAN

STAGE 6

PRECINCT OVERVIEW

INDUSTRIES THAT HAVE A RECOMMENDED SEPARATION DISTANCE

ACTIVITY BOUNDARY OF INDUSTRIAL ACTIVITIES

LAND USES

ASSESSMENT OF EXISTING SENSITIVE USES WITHIN THE RECOMMENDED SEPARATION DISTANCES

ASSESSMENT OF SENSITIVE USE DEVELOPMENT POTENTIAL WITHIN THE RECOMMENDED SEPARATION DISTANCES

PART E: IMPLEMENTATION PLAN

RECOMMENDATION	Short term (1-2 years)	Timeframe Medium term (2- 4 years)	Long term (4+ years)
West Warrnambool Industrial Precinct (Midfield Meat Processing Plant)			
Investigate opportunities to rezone land in Eccles Street, Warrnambool (adjoining the West Warrnambool Industrial Precinct), to facilitate uses that are compatible with existing uses within the precinct.	Immediate		
Rezone land at 59 Merrivale Drive, Warrnambool, from General Residential Zone 1 (GRZ1) to Public Park and Recreation Zone.	Immediate		
Rezone land at 124 - 144 Merrivale Drive, Warrnambool, from part Industrial 3 Zone (IN3Z) and part General Residential Zone 1 (GRZ1) to Public Park and Recreation Zone (PPRZ).	Immediate		
Rezone the Merrivale Recreation Reserve to Public Park and Recreation Zone (currently part Public Park and Recreation Zone and part General Residential Zone 1).	Immediate		
Rezone privately owned land at 19 Scott Street, Warrnambool, from Public Use Zone (PUZ6) to Industrial 1 Zone.	Immediate		
Rezone land at 17-23 Hyland Street, Warrnambool, from Public Use Zone (PUZ4) to General Residential Zone.	Immediate		
Realign the McMeekin Road Zone (RDZ2) to the rail overpass.	Immediate		
Amended Schedule 2 to the Special Use Zone (SUZ2 - Warrnambool Showgrounds) to prohibit Accommodation uses.	Immediate		
Rezone land at 1 Strong Street, Warrnambool, from Public Use Zone (PUZ6) to Industrial 1 Zone.	Immediate		
Rezone former VicTrack land owned by the Midfield Group (meat processing facility) from Public Use Zone (PUZ4) to Industrial 1 Zone.	Immediate		
Include planning policy within the Warrnambool Planning Scheme to assist in the assessment of planning permit applications for residential development, Childcare centres and Education centres within recommended separation distances.			

RECOMMENDATION	Short term (1-2 years)	Timeframe Medium term (2- 4 years)	Long term (4+ years)
Include a new schedule to the General Residential Zone to include application and decision requirements to ensure recommended separation distances are considered and addressed in planning permit applications for residential development, Childcare centres and Education centres (sites with further development potential).			
Include the Environment Protection Authority as a referral authority under Clause 66.04 (determining authority) of the Warrnambool Planning Scheme for planning permit applications for residential development, Childcare centres and Education centres within recommended separation distances (sites with further development potential).			
Implement the recommendations of the South Warrnambool Flood Study (application of Urban Floodway Zone to flood affected land).			
Investigate options to rezone land at Lot 1 Eccles Street and 48 Merrivale Drive, Warrnambool (currently Farming Zone), to facilitate development compatible with adjoining residential development and recommended separation distances to the Midfield Meat Processing Plant and Fulton Hogan Asphalt Plant.			
Fonterra Milk Processing Plant (Dennington) Precinct			
To be informed by Stage 2.			
Warrnambool Saleyards Precinct			
To be informed by Stage 3.			
Midfield Rendering Plant (South Dennington) Precinct			
To be informed by Stage 4.			

RECOMMENDATION	Timeframe		
	Short term (1-2 years)	Medium term (2- 4 years)	Long term (4+ years)
West Warrnambool Industrial Precinct (Former Landfill and Current Waste Transfer Station)			
To be informed by Stage 5.			
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Wannon Water Waste Water Treatment Plant			
To be informed by Stage 6.			
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APPENDIX A - WEST WARRNAMBOOL INDUSTRIAL PRECINCT (MIDFIELD MEAT PROCESSING PLANT) - ZONE REVIEW

Zone	Assessment
Industrial 1 Zone (IN1Z)	<p>The Industrial 1 Zone (IN1Z) applies to most industrial land within the West Warrnambool Industrial Precinct. The IN1Z provides for manufacturing industry, the storage and distribution of goods and associated uses which do not affect the safety and amenity of local communities. The IN1Z is the appropriate zone to facilitate industrial development within the precinct. No change to the zone is recommended.</p>
Industrial 3 Zone (IN3Z)	<p>The Industrial 3 Zone (IN3Z) provides a buffer between the Industrial 1 Zone and local communities. The zone allows for industries and associated uses compatible with the nearby community.</p> <p>Land at 124-144 Merrivale Drive, Warrnambool, is owned by Warrnambool City Council. The parcel is currently in two (2) zones - Industrial 3 Zone and General Residential Zone 1. The site provides an important landscape / open space buffer between the industrial precinct and the local community. It is recommended that the parcel be rezoned to Public Park and Recreation Zone in recognition it's of open space / landscape values.</p> <p>The IN3Z is the appropriate zone to facilitate the development of industry that does not affect the safety and amenity of adjacent more sensitive land uses.</p> <div data-bbox="1317 497 2022 1027"> </div>

Figure 1: 124-144 Merrivale Drive, Warrnambool

Zone	Assessment
Public Use Zone (PUZ1, PUZ2 and PUZ6)	<p>The Public Use Zone recognises land used for public utility and community services and facilities.</p> <p>The Public Use Zone 1 (Service and utility) applies to land at 7 Strong Street, Warrnambool (Powercor depot). The PUZ1 is the appropriate zone for the site. No change is recommended.</p> <p>The Public Use Zone 2 (Education) applies to the Merrivale Primary School (corner of Landmann Street and Merrivale Drive). The PUZ2 also applies to the road reserve. The PUZ2 is the appropriate zone for the primary school. No change is recommended.</p> <p>The Public Use Zone 6 (Local Government) applies to three (3) sites within the precinct:</p> <ul style="list-style-type: none"> Warrnambool City Council depot at 10 Scott Street, Warrnambool (Crown land) Privately owned land located at 1 Strong Street, Warrnambool (owned by Warrnambool City Council). Privately owned land at 19 Scott Street, Warrnambool. <p>The PUZ6 is the appropriate zone for the Council depot. Land at 1 Strong Street, Warrnambool, and land at 19 Scott Street, Warrnambool, is not used for public purposes. It is recommended that these sites be rezoned to Industrial 1 Zone (refer to Figure 2 for land proposed to be rezoned).</p>

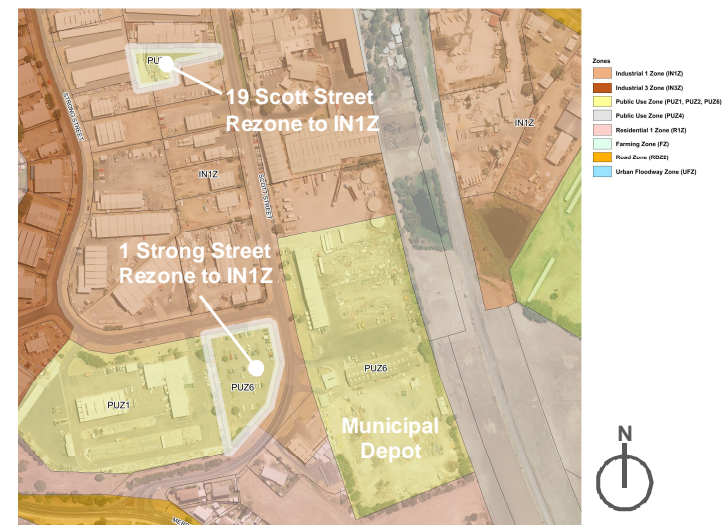
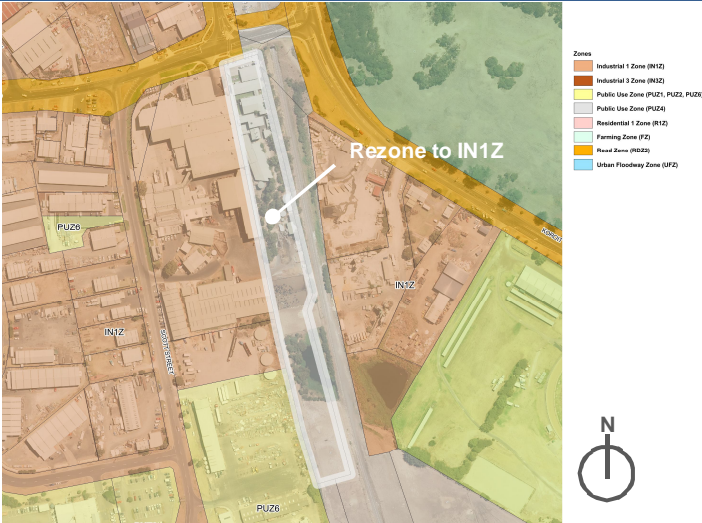
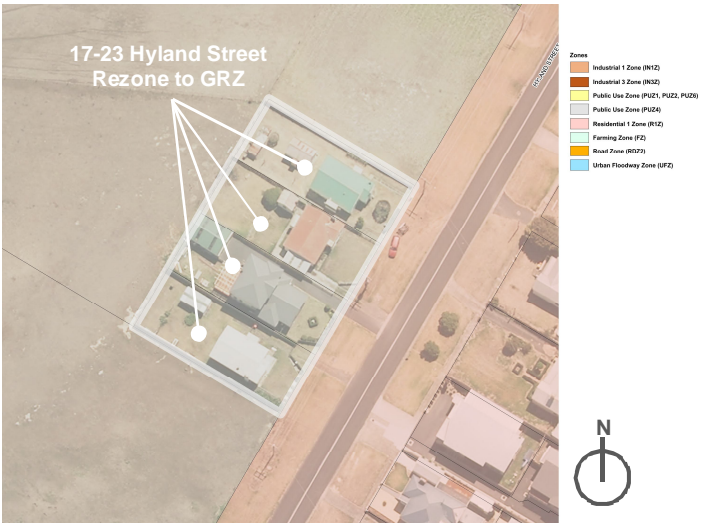




Figure 2: 1 Strong Street and 19 Scott Street, Warrnambool

Zone	Assessment
Public Use Zone 4	<p>The Public Use Zone 4 (PUZ4) recognises land used for transport (i.e. railway). Most land zoned PUZ4 is owned by VicTrack (with the exception of land adjoining the Midfield Meat Processing Plant and four (4) existing dwellings fronting Hyland Street, Warrnambool).</p> <p>It is recommended that the land owned by Midfield be rezoned to Industrial 1 Zone (refer to Figure 3 for land proposed to be rezoned).</p>  <p>Figure 3: Land owned by Midfield (formally owned by VicTrack)</p>
	<p>Privately owned land at 17 - 23 Hyland Street, Warrnambool, is within the PUZ4. All four (4) parcels have been developed with dwellings and associated outbuildings. It is recommended that these four properties be rezoned to the General Residential Zone 1 (refer to Figure 4 for land proposed to be rezoned).</p>  <p>Figure 4: 17-23 Hyland Street, Warrnambool</p>

Zone	Assessment	
Special Use Zone (SUZ2)	<p>The Warrnambool Showgrounds and Greyhound Racing Track, located on the corner of Koroit and Hyland Streets, Warrnambool, is zoned Special Use 2 (SUZ2). Under the Special Use Zone, a planning permit is required to use land for 'Accommodation' (i.e. Caravan Park, Dwelling etc.).</p> <p>The development of this land for Accommodation would be incompatible with adjoining industrial uses (i.e. Midfield Meat Processing Plant) due to the potential risk to future resident's health and wellbeing (from potential odour and dust emissions). It is recommended that Schedule 2 to the Special Use Zone (SUZ2) be amended to prohibit all Accommodation uses (other than Caretakers house).</p>	 <p>Figure 5: Warrnambool Showgrounds and Greyhound Racing Track</p>
Farming Zone (FZ)	<p>The Farming Zone (FZ) applies to two (2) parcels of land between Merrivale Drive and the rail reserve (Lot 1, Eccles Street and 48 Merrivale Drive, Warrnambool. Refer to Figure 6 for a plan of properties.</p> <p>Both parcels have been developed with dwellings and associated outbuildings. The application of the Farming Zone in an urban environment is not appropriate. It is recommended that the zoning of the land be reviewed to facilitate development compatible with adjoining communities and the recommended separation distances to the Midfield Meat Processing Plant and the Fulton Hogan Asphalt Plant.</p>	 <p>Figure 6: Lot 1 Eccles Street and 48 Merrivale Drive, Warrnambool</p>

Zone	Assessment
<p>Public Park and Recreation Zone</p>	<p>The Public Park and Recreation Zone applies to the Merrivale Recreation Reserve (corner of Landmann Street and Merrivale Drive, Warrnambool) and to the Friendly Society's Park (Koroit Street).</p> <p>Part of the Merrivale Recreation Zone is incorrectly zoned General Residential 1. It is recommended that the Public Park and Recreation (PPRZ) be extended to apply to the whole recreation reserve.</p> <p>Land at 124-144 Merrivale Drive, Warrnambool, is owned by Warrnambool City Council. The parcel is currently in two (2 zones - Industrial 3 Zone and General Residential Zone 1). The site provides an important landscape / open space buffer between the industrial precinct and the local community. It is recommended that the parcel be rezoned to PPRZ in recognition it's of open space / landscape values.</p> <p>59 Merrivale Drive, Warrnambool, is owned by Warrnambool City Council and is used for public open space. It is recommended that the site be rezoned to PPRZ recognition it's of open space use. Refer to Figure 8 for plan of 59 Merrivale Drive.</p>

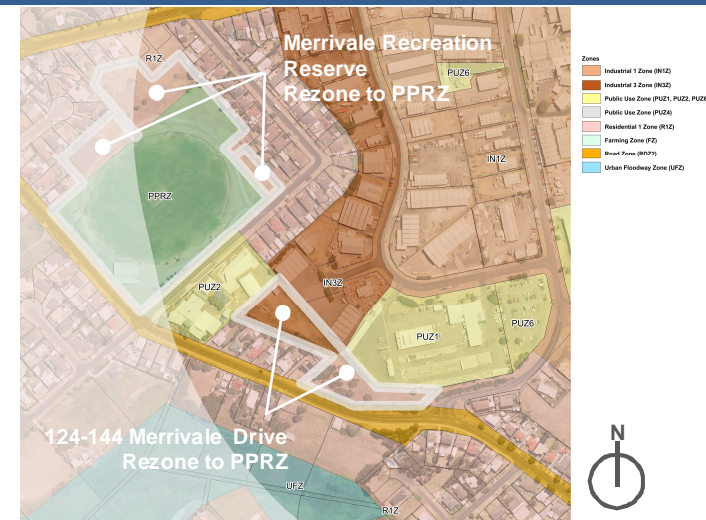


Figure 7: Merrivale Recreation Reserve and 124-144 Merrivale Drive

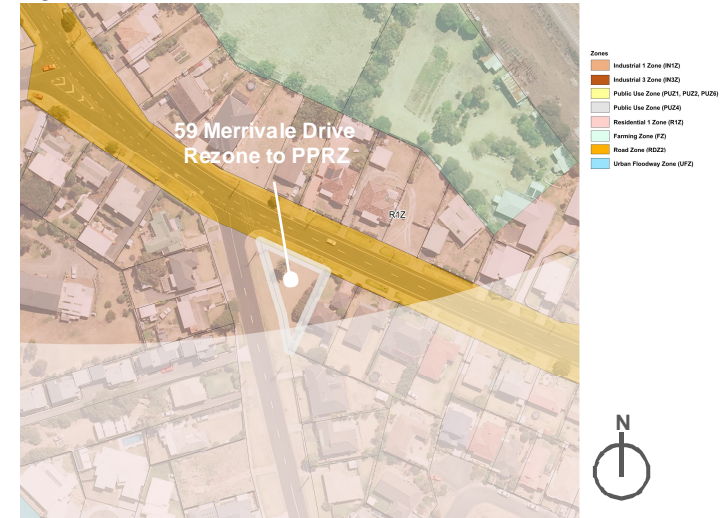
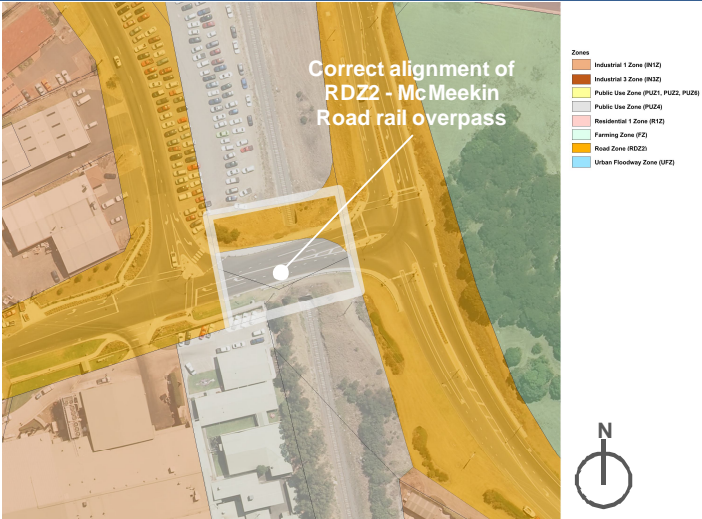
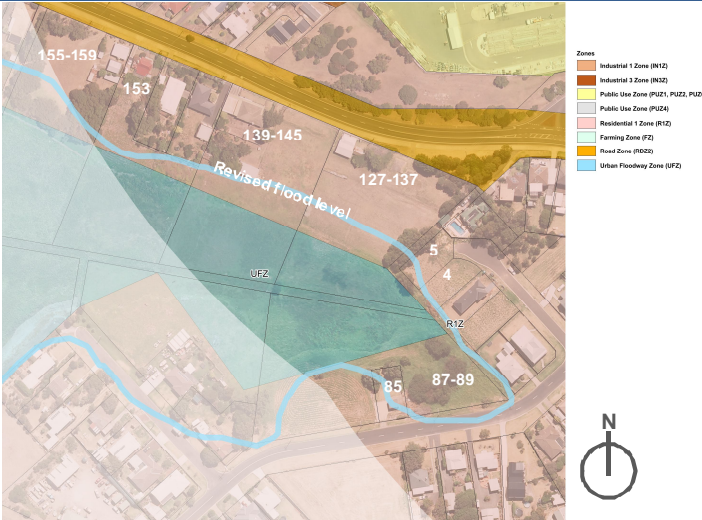


Figure 8: 59 Merrivale Drive

Zone	Assessment
<p>Road Zone (RDZ2)</p>	<p>The Road Zone (RDZ2) applies to McMeekin Road, Albert Street, Merrivale Drive and Koroit Street. A review of Road Zones has been undertaken as part of the Warrnambool Planning Scheme Review project. The review has identified a minor error in the application of the zone at the McMeekin Road rail overpass. The zone will be corrected as part of the Warrnambool Planning Scheme Review project.</p>  <p>Figure 9: Correct alignment of RDZ2 - McMeekin Road rail overpass</p>
<p>Urban Floodway Zone (UFZ)</p>	<p>The Urban Floodway Zone (UFZ) applies to the Merri River flood plain and affects a number of properties fronting Merrivale Drive and Davis Street. The Glenelg Hopkins Catchment Management Authority has undertaken a review of flood levels for the Merri River.</p> <p>The review has identified that the extent of the UFZ will increase. Land at 85 Davis Street, 87-89 David Street, 4 and 5 Cody Place, 127-137 Merrivale Drive, 139-145 Merrivale Drive 153 Merrivale Drive and 155-159 Merrivale Drive is affected by the revised flood levels.</p> <p>A Planning Scheme Amendment to implement the revised flood levels was exhibited in July 2014 (refer to Figure 10 for plan of properties affected by the revised flood levels).</p>  <p>Figure 10: Properties affected by the Merri River Flood Plain</p>