



Highest and Best Use Master Plan Report

81-99 Caramut Road, Warrnambool

DRAFT

Prepared by Insight Planning Consultants for Warrnambool City Council

15 February 2024

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Introduction

This report has been prepared by Insight Planning Consultants for Warrnambool City Council, in relation to the former Warrnambool Livestock Exchange (saleyards) at 81-99 Caramut Road, Warrnambool (the Site) and surrounding non-urban land.

This report follows the completion of the key stakeholder consultation process on the previous plan options prepared for the Site. It presents and supports the final Concept Masterplan and associated plans prepared by Patch Design (February 2024), included at Appendix 2 of this report. It also provides a summary of the background assessments undertaken for the Site to date and relevant planning context.

This report should be read in conjunction with the following assessments, which have helped to inform the master planning for the Site:

- Land Valuation Reports, Roger Cussen Property Specialist (February 2021)
- Economic Baseline and Land Use Assessment, Think Economics (August 2023)
- Preliminary Site Investigation and Soil Sampling, Tonkin & Taylor (May 2023)
- Soil Contamination Assessment, Tonkin & Taylor (December 2023)

Subject Site

The Site is located at 81-99 Caramut Road (PC 362040) in Warrnambool and was previously used for the former Warrnambool Livestock Exchange (**saleyards**), which ceased operations in June 2023.

The Site is located on the south-western corner of the intersection between Caramut Road to the east and Coghlan Road to the north, is generally rectangular in shape and has a total area of approximately 12.45 hectares.



Figure 1: Site Aerial (Landchecker 2024)

The Site is zoned Public Use Zone 6 (**PUZ6**), which is for ‘local government’ purposes. Figure 2 below shows the zoning of the Site and its surrounds. The Site is not affected by any Overlays.

Site Surrounds and Context

The Site is surrounded by Commercial 2 Zone (**C2Z**) land on the eastern side of Caramut Road, Industrial 3 Zone (**IN3Z**) to the north-east, south and west, Farming Zone (**FZ**) to the south and east, and Public Use Zone (**PUZ**) to the south and further west. Land further north along the Merri River is within the Urban Floodway Zone (**UFZ**), while land further to the east, south and west is in the General Residential Zone (**GRZ**). Caramut Road is in a Transport Zone 2 (**TRZ2**). The Site forms part of a broader precinct being considered for rezoning, generally bound by the Merri River to the north, Caramut Road to the east, Harrington Road to the west and the established residential area and Brauer College to the south (together, the **Precinct**).

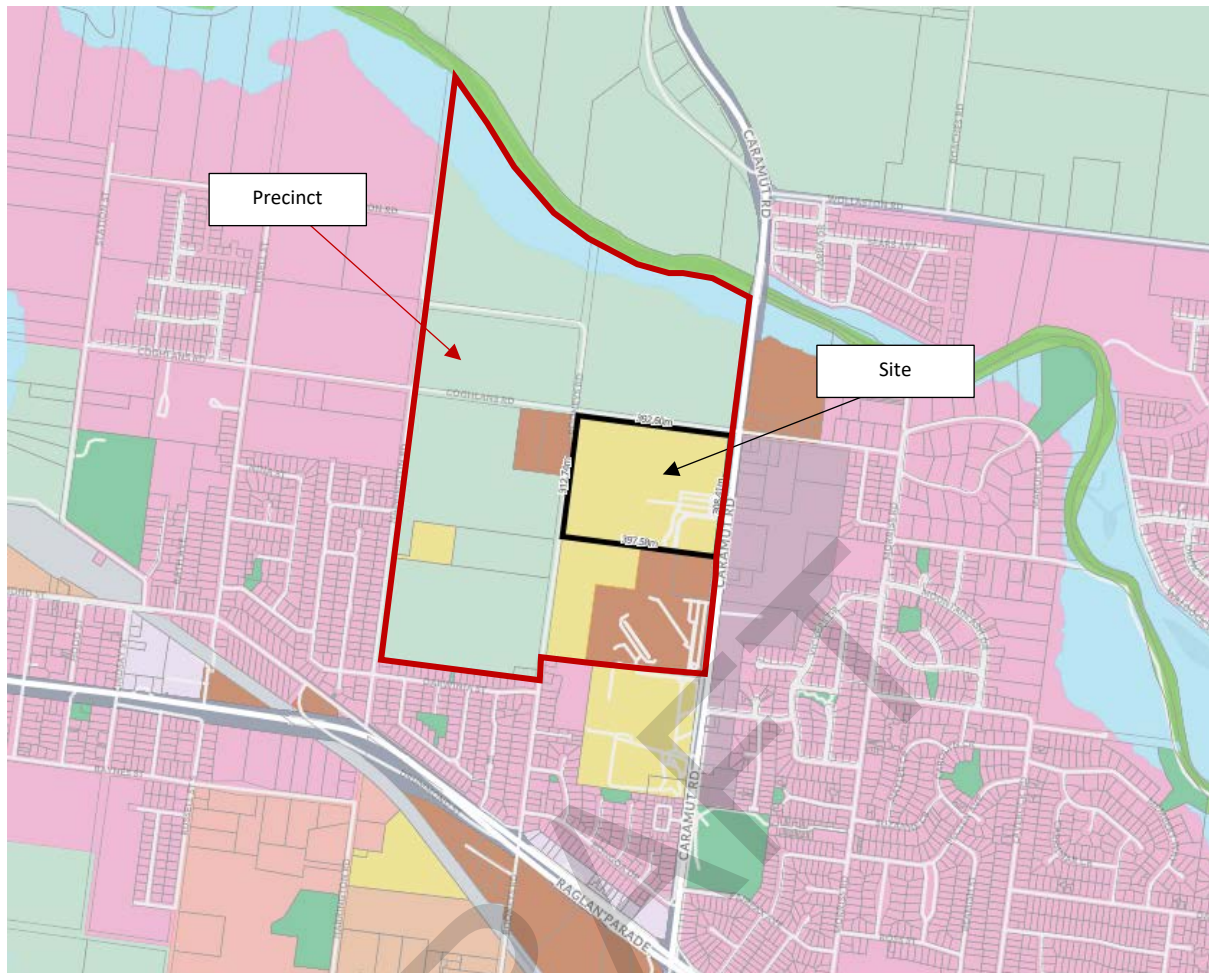


Figure 2: Zone Map (Landchecker 2024)

Surrounding land uses within the adjacent industrial and commercial areas include Landscaping and building supplies, Concrete products, Logistics and Transport, Motor repairs, Warehouse, Storage, Chemical manufacture, Steel fabrication, Agriculture machinery sales, and Farm equipment supplies among others. There is also a large amount of undeveloped land within the existing Commercial 2 Zone, however some of the land has recently been subdivided and is currently on the market, which indicates that further development may occur in the near future.

The current PUZ6 zoning of the Site seeks to recognise the public land use of the Site and to provide for 'local government' purposes. In order for the Site to be sold and/or redeveloped, this land must first be rezoned to an alternative zone.

The FZ land adjacent to the Site appears to have been retained for non-urban purposes to act as a buffer for the former saleyards on the Site and surrounding industrial uses, some of which appear to have associated buffers. It is clear that once the Site is rezoned, that surrounding non-urban land within the Precinct would become a planning anomaly within its broader context. The existing IN3Z applying to Brauerander Park also seems to be an anomaly and does not appropriately reflect the use of the land and should be rectified through the proposed rezoning. There is also existing IN3Z applying to land at 98-102 Coghlan Road, which is separated from the existing employment precinct further east along Caramut Road. The industrial zoning of this land could pose issues once surrounding land is rezoned for residential purposes. The existing use of these properties for a garden supplies centre could continue if this land was rezoned under existing use rights, however rezoning these properties

would prevent further industrial uses occurring in the future that could have additional amenity impacts to surrounding residential areas.

As such, in addition to the proposed rezoning of the non-urban land surrounding the Site for residential purposes, we recommend that these other zoning anomalies also be addressed through the proposed rezoning of the overall Precinct.

Aboriginal Cultural Heritage Sensitivity

Part of the Site and much of the broader Precinct is affected by an area of Cultural Heritage Sensitivity, in particular due to proximity to the Hopkins River. The extent of this area is shown in Figure 3 below. Future development of the land within this area would need to appropriately respond to the requirements of relevant legislation, including the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2018*. As each land parcel within the Precinct is located at least partially within an area of Cultural Heritage Sensitivity, any high impact activity, as defined by the Aboriginal Heritage Regulations, proposed to occur within the Precinct will require the preparation of a Cultural Heritage Management Plan (**CHMP**). High impact activities generally include subdivision and development of land for residential (3 or more lots/dwellings) or commercial purposes.

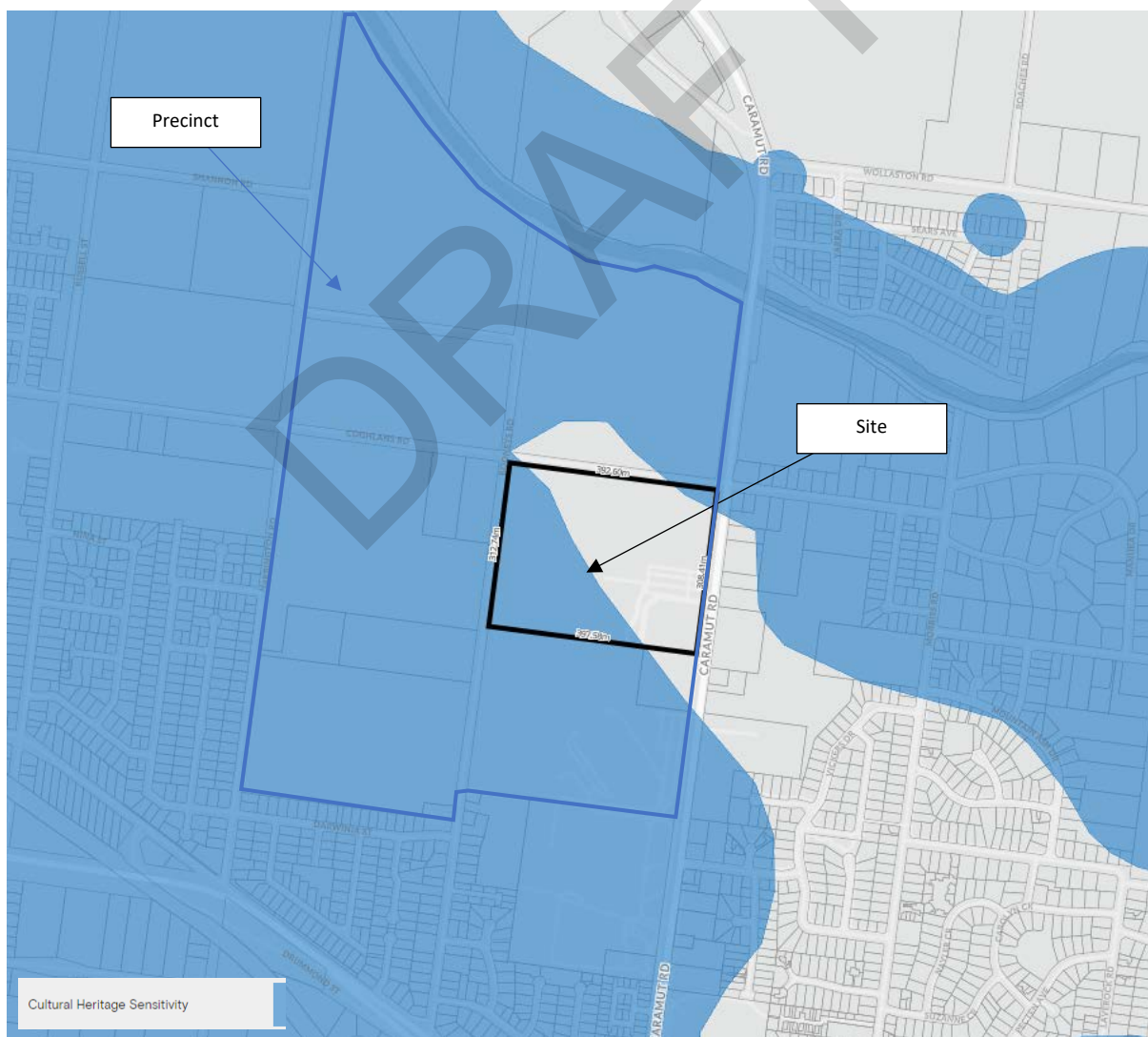


Figure 3: Extent of Cultural Heritage Sensitivity (Landchecker 2024)

Bushfire Prone Area

Part of the Site and much of the broader Precinct is located within a designated Bushfire Prone Area. The extent of this is shown in Figure 4 below. Future development of the land within this area would need to appropriately respond to the relevant requirements, including those found at Clause 13.02 of the Warrnambool Planning Scheme, to adequately address any bushfire risk.

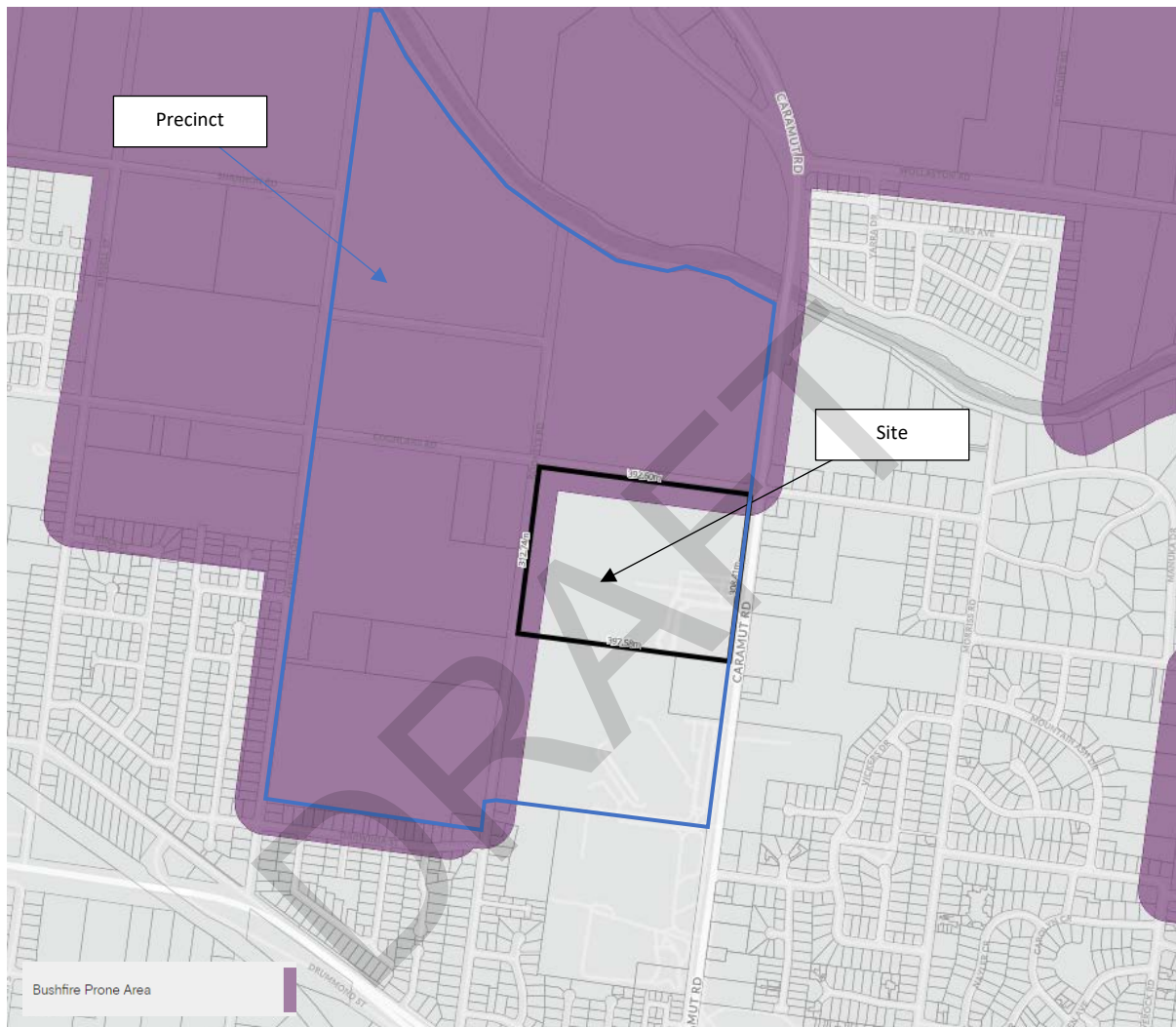


Figure 4: Extent of Bushfire Prone Area (Landchecker 2024)

Amenity Buffers

In determining the Concept Masterplan for the Site and surrounding Precinct, analysis into the existing industrial land uses within the surrounding area and any amenity buffers that may encroach into the land to be rezoned had been undertaken. There are a number of documents and provisions relating to amenity buffers which provide further clarity on how these buffers are to be determined and assessed. Some of the key provisions are summarised below.

[Recommended separation distances for industrial residual air emissions, Publication 1518 \(March 2013\) – EPA Victoria](#)

The guideline provides advice on recommended separation distances between industrial land uses that emit odour or dust, and sensitive land uses.

In some instances, the appropriate separation distance may vary from that recommended in this guideline as a result of site-specific operational or environmental conditions. In such cases, a detailed assessment and a resultant proposal that satisfies the Environment Protection Authority (EPA) will be required before a variation can be given planning approval.

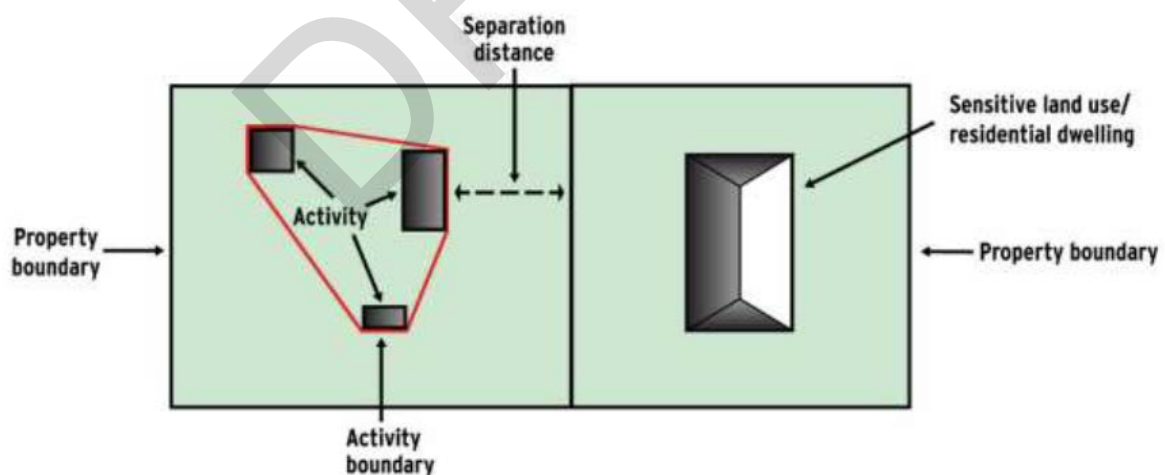
This guideline applies only to off-site residual odour and dust emissions from industries which have the potential to impact on human health and wellbeing, local amenity and aesthetic enjoyment. Noise, vibration, ambient and hazardous air pollutants have not been considered in the development of this guideline.

Other regulations, policies and guidance relevant to the consideration of land use separation for environmental protection include:

- *State Environment Protection Policy (Air Quality Management)*
- *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1*
- *Noise from Industry in Regional Victoria*, EPA Victoria, 2011
- *Land Use Planning Near Major Hazard Facilities*, WorkSafe, 2010
- *Victoria Planning Provisions*, Department of Planning and Community Development

Section 8 of the guideline identifies that ‘separation distances should be determined by measuring from the ‘activity boundary’ of the industrial activity to the nearest sensitive land use’. The activity boundary of the industrial activity is the area that includes all current or proposed industrial activities from which industrial residual air emissions (IRAEs) may arise.

The guideline sets out two methods of applying separation distances. Given the urban context of the saleyard, Method 1 (the ‘urban’ method) is most appropriate, which measures the separation distance from the activity boundary of the industry to the property boundary of the nearest sensitive land use, as illustrated below.



Section 9 of the guidelines outlines the process of varying a recommended separation distance. Where a variation from the recommended separation distance is sought, approval should not be given by the planning authority or other responsible authority until the relevant land use separation issues have been resolved to the satisfaction of EPA.

It should be the responsibility of the ‘agent of change’ to provide evidence to the planning authorities or other responsible authorities that a variation from the recommended separation distances is appropriate. For the purposes of the guideline, the ‘agent of change’ is the proponent of

the proposed land use that will give rise to the consideration of separation distances, whether for a new industrial or sensitive land use is proposed. In this instance, the agent of change would be Warrnambool City Council.

Interface land uses are those that can be located within separation distances between industrial land uses and sensitive land uses. Table 5 of the guideline provides examples of activities and their suitability as interface land uses, as shown below.

Suitability	Examples of interface land use
To be encouraged	Agriculture, car parks, cinema-based entertainment facilities, emergency services facilities, natural systems, offices, research centres, service stations and veterinary clinics.
To be considered (subject to assessment)	Light industry with no adverse amenity potential and utilities (except for sewage works).
To be prevented	Sensitive land uses and industrial land uses that require separation distances as listed in the Index.

The guideline also provides guidance criteria that may be considered for assessment of a site-specific variation to the recommended separation distances as follows:

Criteria	Explanation
Transitioning of the industry	Existing industry has formally indicated that it will transition out of an area and over a specified timeframe.
Plant equipment and operation	The industrial plant and equipment have an exceptionally high standard of emission control technology.
Environmental risk assessment	An environmental risk assessment of IRAEs has been completed that demonstrates a variation is justified.
Size of the plant	The plant is significantly smaller or larger than comparable industries.
Topography or meteorology	There are exceptional topographic or meteorological characteristics which will affect dispersion of IRAEs.
Likelihood of IRAEs	Particular IRAEs are either highly likely or highly unlikely to occur.

The IRAE provides the following additional guidance for considering separation distances:

- **Cumulative Impacts:** the guideline does not recommend specific separation distances for any cumulative impacts resulting from the co-location of like industries.
- **Interface Land Uses:** the guideline provides example of activities and their suitability as interface land uses. However, it is not intended to be an exhaustive list of all activities.
- **Inter-industry separation distances:** the guideline recommends addressing inter-industry separation distances on a case-by-case basis to ensure that appropriate planning solutions are reached. Planning authorities need to ensure that their strategic land use plans, policies and controls are appropriately framed for managing incompatible inter-industry uses. Designation of sub-precincts that are dedicated to particular types of industrial activities, within a larger industrial precinct, is an effective means of preventing and managing incompatible industries.

Improving Planning Responses for Buffers/Separation Distances

This Technical Report was released in 2019 as part of a review of buffers in strategic and statutory planning. The report provides a useful summary of the 2013 guideline, including the role of the EPA, the purpose and intent of recommended separation distances, and operation and principles to support a variation to a recommended separation distance, as outlined above.

The technical report identifies and compares the guidance that currently exists within the Victorian Planning Provisions (VPPs,) IRAEs and other relevant guidance documentation regarding separation distances from industrial uses. It highlights that there are many inconsistencies between the separation distances in the guideline and the planning provisions.

Victorian Planning Provisions

Clause 53.10 – Uses and Activities with Potential Adverse Impacts

The purpose of this clause is *‘to identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood’*.

The Table to Clause 53.10-1 sets out threshold distances from the specified uses, being the shortest distance from any part of the land to:

- Land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone, or Rural Living Zone; or
- Land used for a Hospital, an Education centre or a Corrective institution; or
- Land in a Public Acquisition Overlay to be acquired for a Hospital, and Education centre or a Corrective institution.

Some of the uses listed in the Table to Clause 53.10-1 are found within the surrounding area, such as the ‘automotive repairs’ at 18 and 22 Coghlan Road and 34 Caramut Road. A full list of properties and their current land use is outlined in Appendix 1.

As there are also existing land uses which may or may not meet the conditions in Clause 53.10-1, it is recommended that consultation occur with the EPA, in relation to any other potential amenity buffers that would encroach within the areas to be rezoned, as part of the Planning Scheme Amendment process for the rezoning of the Precinct.

Background Assessments

The following assessments have been undertaken to help inform the masterplan for the Site:

- Land Valuation Reports, Roger Cussen Property Specialist (February 2021)
- Economic Baseline and Land Use Assessment, Think Economics (August 2023)
- Preliminary Site Investigation and Soil Sampling, Tonkin & Taylor (May 2023)
- Soil Contamination Assessment, Tonkin & Taylor (November 2023)

Land Valuations

Land valuations were prepared by Roger Cussen Property Specialist dated 28 February 2021, for the Site at 81-99 Caramut Road, and the adjoining property to the east at Rooneys Road.

The valuation report for the Site identified the highest and best use for this land, based on surrounding land uses, to be industrial/commercial. Based on the analysis of recent sales, the report valued this land at \$5,225,000 if it were to remain in the PUZ6, and \$6,145,000, based on a rate of approximately \$60/sqm, should it be rezoned IN3Z, though commentary within the report indicates that either IN3Z or C2Z could be appropriate and similarly valued.

The valuation report for the adjoining land at Rooneys Road identifies the highest and best use for this land, based on surrounding land uses, to be either residential or a mixture of residential and industrial/commercial. Based on the analysis of recent sales, the report valued this land at \$745,000 if it were to remain in the FZ, \$2,265,000, based on a rate of approximately \$199,735/ha, if it were entirely in the GRZ, and \$3,171,800, based on a rate of \$194,647/ha for the residential component (9.22ha) and \$65/sqm for the industrial/commercial component (2.11ha), should it be rezoned a mix of GRZ and IN3Z, though commentary within the report indicates that either IN3Z or C2Z could be appropriate and similarly valued.

While some time has passed since the valuation reports were prepared and property prices have generally increased for both residential and industrial land since then, the reports provided a useful basis for the preparation of previously prepared master plan options for the Site and surrounding non-urban land.

It should be noted however that while the valuations may have indicated that a higher proportion of industrial land would have resulted in the highest total value, this did not sufficiently consider the level of demand for a larger area of industrial/commercial land and therefore the value of this land may have been more accurately calculated at a lower rate.

Economic Baseline and Land Use Assessment

The Economic Baseline and Land Use Assessment was prepared by Think Economics in November 2023 to:

- Provide an independent assessment of the current and future supply and demand dynamics for employment land in Warrnambool and, specifically in relation to the Site, assess, define and evaluate potential uses which maximise highest and best use outcomes;
- Analyse and compare supply and demand conditions related to potential planned employment land uses to determine the current and forecast market gap (ie opportunity), including detailed catchment analysis to identify and analyse the specific supply conditions, demand drivers and forecast market opportunity; and
- Provide clear recommendations as to the market viability for each potential land use, based on current and forecast market gap conditions and input and direction into the master planning process.

The assessment determined that the strongest employment land use opportunity is considered to be a local convenience centre that could support a mix of retail and small-scale office (medical) uses onsite.

The local centre would consist of up to 1,200sqm of retail uses with up to an additional 200sqm of attached office/medical space. The overall floor area of 1,400sqm is expected to require a site area of approximately 4,000-5,000sqm.

Other industrial uses (bulky goods, warehouse) were considered in this assessment, but it was determined that there is limited opportunity for additional industrial land in this location, in particular due to the large proportion of undeveloped Commercial 2 Zone land immediately east of Caramut Road.

Preliminary Site Investigation and Soil Sampling

Tonkin & Taylor (T&T) undertook preliminary site testing and prepared a Preliminary Site Investigation (PSI) in May 2023.

The aim of this investigation was to identify potential sources of contamination and the types of contaminants likely to be present based on current and former land uses.

The targeted soil investigation found that only two locations marginally exceeded contaminant levels (arsenic and copper), however these were considered unlikely to represent an unacceptable risk to human health or ecosystem maintenance.

The contamination status of the Site was considered unlikely to preclude redevelopment of the site for any purpose, including sensitive residential uses – subject to further investigation and if needed, remediation works.

Soil Contamination Assessment

Further testing of the Site was undertaken by T&T as part of a Soil Contamination Assessment (SCA) in October 2023, based on the recommendations of the previous PSI. The SCA included targeted preliminary soil investigation to quantitatively inform the likely site contamination status based on the findings of the previous PSI, including additional land being considered for purchase by Council.

The SCA found exceedances in the review of laboratory analytical data from the onsite testing undertaken when compared against adopted ecological and human health criteria, specifically exceedances of Arsenic, Copper, Chromium and Nickel.

In-situ soils are preliminarily categorised as 'Category C' at the Saleyards and 'Fill Material' at the Southern paddock for the purpose of offsite disposal. Stockpiles in the Southern paddock are assumed to be from the same original source as part of the construction of the Brauerander athletics complex adjacent to the Site.

Additionally, one fragment of Asbestos Containing Material (ACM), in the form of bonded cement sheet, was observed on the site within a stockpile in the Eastern paddock (and removed from site as a sample). The sample was tested and reported a positive result for the presence of asbestos.

These matters will need to be resolved and remediated prior to the future development of the Site for sensitive uses.

Environmental Audit

As part of the proposed rezoning of the Site and surrounding non-urban land within the broader Precinct, based on the findings of the previous contamination assessments undertaken, it has been determined that it is highly likely that an environmental audit will be required.

The environmental audit process system is legislated under the Environment Protection Act. Under Section 208 of the Environment Protection Act, the purpose of an environmental audit for land use planning purposes is to:

- Assess the nature and extent of the risk of harm to human health or the environment from the contaminated land
- Recommend measures to manage the risk of harm to human health or the environment from the contaminated land
- Make recommendations to manage the contaminated land, waste, pollution or activity.

The environmental audit must be carried out by an EPA-appointed environmental auditor, who will perform an independent assessment of site conditions and risks. This process would include remediation of any contamination issues prior to the redevelopment of the land for residential and other purposes, to ensure that the land is suitable for these sensitive (residential) uses.

As part of the Planning Scheme Amendment for the rezoning of land within the Precinct for residential purposes, Ministerial Direction 1 – *Potentially Contaminated Land* requires the planning authority to satisfy itself that the land is suitable for this use by:

1. A Preliminary Risk Screen Assessment (**PRSA**) statement stating that no audit is required; or
2. An environmental audit statement stating that the land is suitable for the proposed use; or
3. Where complying with 1 or 2 is difficult or inappropriate, deferring these requirements through application of an Environmental Audit Overlay (**EAO**) or other appropriate measure.

Whether the audit system requirements are met at the time of the amendment or deferred, the determination of whether land is potentially contaminated must always be made at the time of the amendment and be documented in the explanatory report.

Based on the recommendations of the previous contamination assessments undertaken at the Site, it is highly likely that a PRSA would determine that an environmental audit is required, and as such undertaking a PRSA ahead of the environmental audit is considered to be unnecessary. Given that Council may retain or develop part of the Site or surrounding land, it is recommended to commence the Environmental Audit process ahead of or in conjunction with the planning scheme amendment, rather than deferring this requirement until after the land is rezoned. Given that timing for approval of an environmental audit is uncertain, it is recommended that an EAO be included as part of the preparation of the planning scheme amendment for the rezoning. The inclusion of the EAO could be removed however prior to gazettal of the planning scheme amendment should the environmental audit be completed before this occurs.

Preferred Concept Masterplan

Based on the findings of the background assessments undertaken, a Concept Masterplan has been developed which identifies the future urban structure for the Site and surrounding non-urban land. A Design Response Plan, which highlights how the Concept Masterplan has addressed the key issues and opportunities identified through the previous processes, and a Site Context Plan, which identifies existing zones and where the Precinct sits within the broader Warrnambool/Dennington context, have also been prepared to accompany the Concept Masterplan. These three plans are included at Appendix 2 of this report. An extract of the Concept Masterplan and a brief description of key items is provided below.

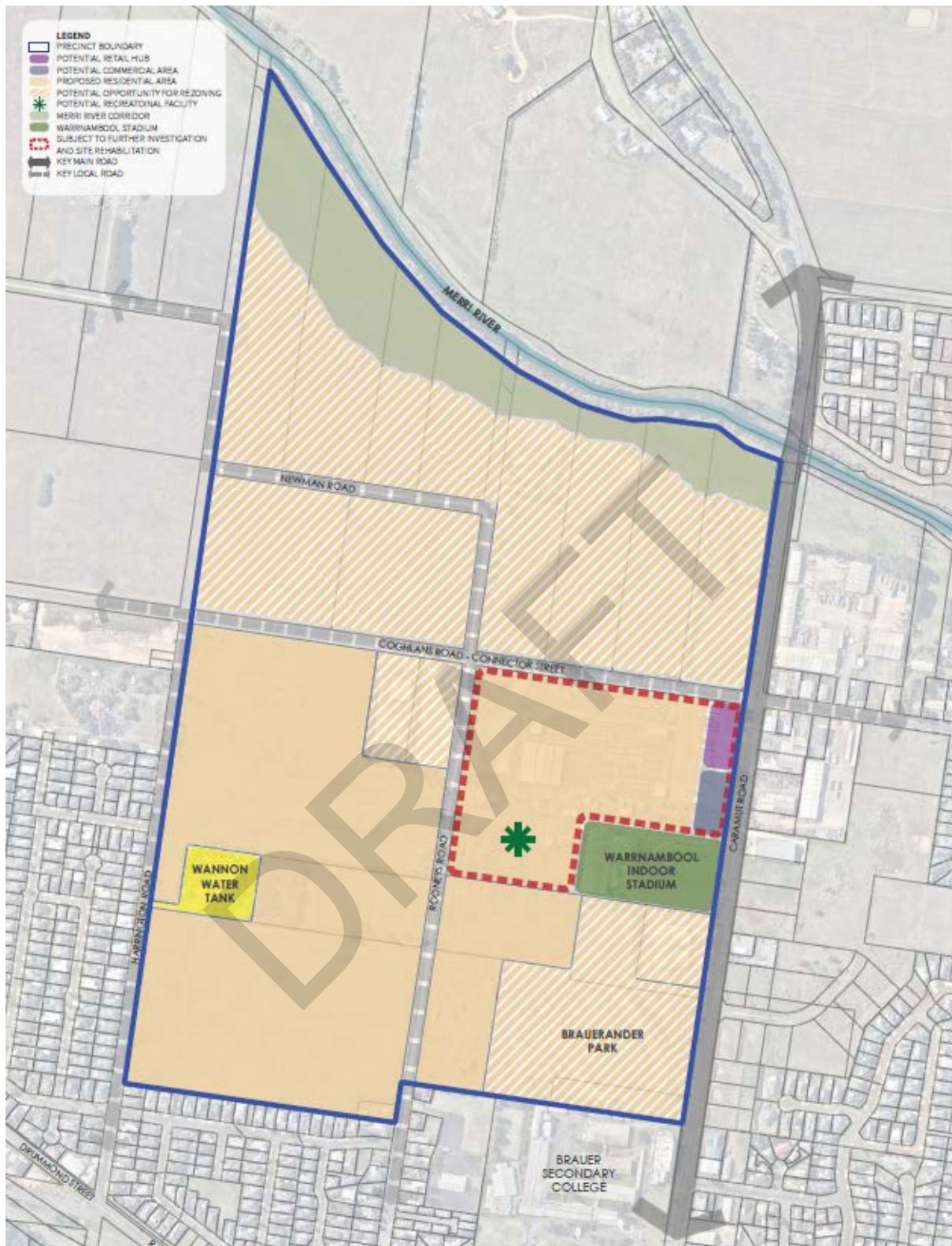


Figure 5: Concept Masterplan (Patch Design 2024)

The Concept Masterplan features predominantly residential development of the Site, with a small Local Convenience Centre of approximately 4,000-5,000sqm on the corner of Coghlan's Road and Caramut Road and adjacent commercial uses making up the balance of the Caramut Road frontage, based on the findings of the Economic Baseline and Land Use Assessment (Think Economics, November 2023). The residential area within the former saleyards is indicated as being 'subject to

further investigation and site rehabilitation', due to the need for remediation works to occur as part of an environmental audit process to make the land suitable for sensitive uses. The Council-owned land west and south of the Site is also proposed to be rezoned for residential purposes.

The land north of Coghlan Road currently in the FZ, the two IN3Z properties south of Coghlan Road, the IN3Z property west of Caramut Road, and Brauerander Park are identified in the Concept Masterplan as being 'potential opportunity for rezoning'. These parcels are not owned by Council, and further consultation with these landowners will need to occur before these parcels can be definitively included in the proposed rezoning. As previously outlined in this report, these properties are planning anomalies within the broader site context and it is not considered appropriate to leave these properties in their current zonings. As such, it is recommended that these properties also be rezoned as part of the proposed planning scheme amendment. Targeted consultation with the landowners of these properties will need to occur prior to the inclusion of the properties in the rezoning amendment and to determine the most appropriate zone for these properties.

The area directly west of the Warrnambool Indoor Stadium has been identified indicatively for 'potential recreation facility'. This would allow Council to retain and utilise this land for recreational facilities, such as the expansion of the stadium, without needing to purchase additional land for this purpose elsewhere. The location of any recreational facility is subject to change in the future, with any balance of the land being used for residential purposes.

The areas previously identified for 'potential community housing' in earlier plan options have been removed in the Concept Masterplan. Based on ongoing discussions with Council officers, while there is clear intent by Council to deliver a key worker/affordable housing project within the Precinct, the location for this remains uncertain. Further, this housing project could be proposed anywhere in the proposed GRZ once the land has been rezoned, under different provisions of the Scheme. Therefore, given that the location of this is still being deliberated, a specific location has not been identified on the Concept Masterplan, in order to not prejudice the final outcome of this process.

Recommendations

The following recommendations are made based on the content of the background assessments and reports prepared to date and to assist in the preparation of the planning scheme amendment for the rezoning of land within the Precinct:

1. Undertake consultation with the EPA in relation to potential amenity buffers from existing industrial land uses in proximity to the Precinct.
2. Commence an environmental audit process in conjunction with the preparation of a planning scheme amendment for the rezoning of the Precinct.
3. Undertake targeted community consultation with landowners of properties proposed to be rezoned as part of the planning scheme amendment.

Conclusion

This report has been prepared in relation to the former Warrnambool Livestock Exchange at the Site and surrounding non-urban land within the broader Precinct being considered for rezoning by Warrnambool City Council.

This report follows the completion of the key stakeholder consultation process on the previous plan options prepared for the Site. It presents and supports the final Concept Masterplan, and provides a summary of the background assessments undertaken for the Site to date and relevant planning context.

The Concept Masterplan features predominantly residential development of the Site, with a small Local Convenience Centre of approximately 4,000-5,000sqm on the corner of Coghlan's Road and Caramut Road and adjacent commercial uses making up the balance of the Caramut Road frontage. The residential area within the Saleyards is indicated as being 'subject to further investigation and site rehabilitation', due to the need for remediation works to occur as part of an environmental audit to make the land suitable for sensitive uses. Additional land within the Precinct is also identified as having opportunity for rezoning to address existing planning anomalies, subject to targeted consultation with the landowners.

The area directly west of the Warrnambool Indoor Stadium has been identified indicatively for 'potential recreation facility'. This would allow Council to retain and utilise this land for recreational facilities, such as the expansion of the stadium, without needing to purchase additional land for this purpose.

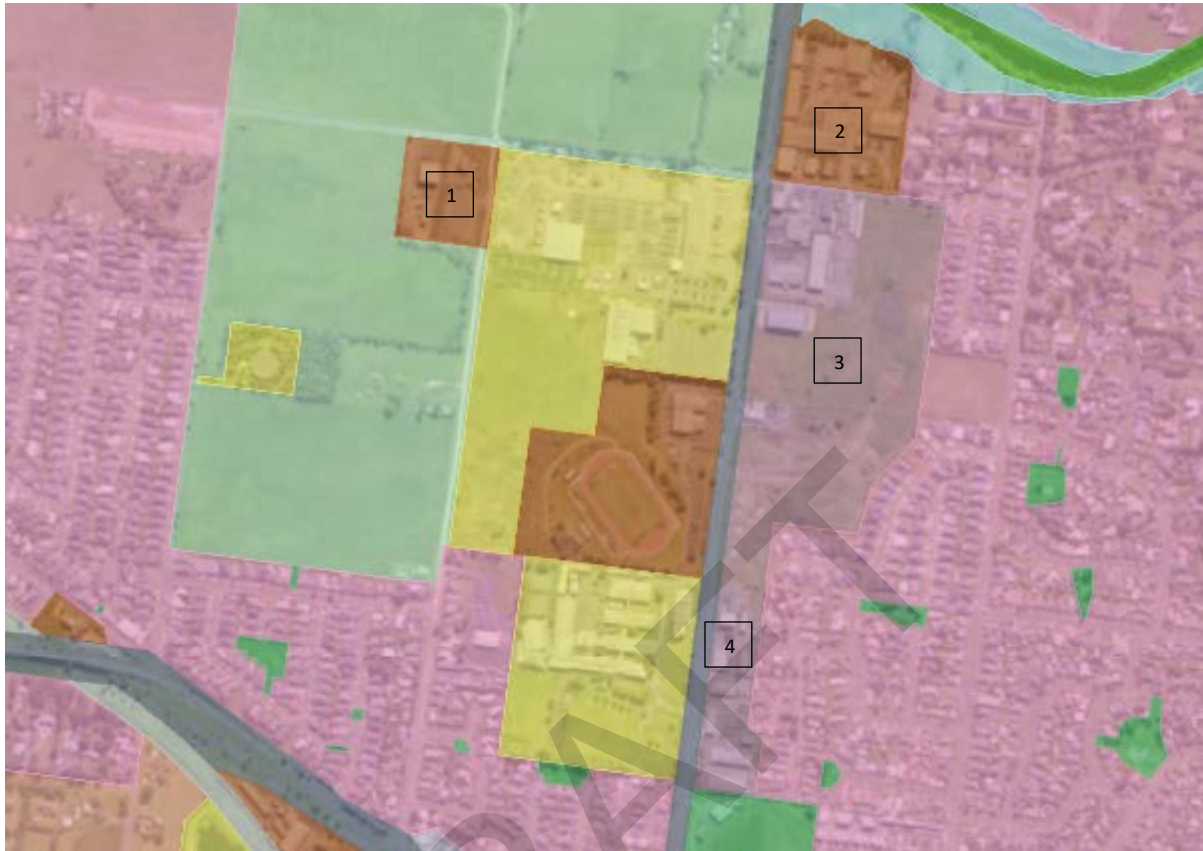
The following recommendations are made based on the content of the background work undertaken and to assist in the preparation of the planning scheme amendment for the rezoning of land within the Precinct:

1. Undertake consultation with the EPA in relation to potential amenity buffers from existing industrial land uses in proximity to the Precinct.
2. Commence an environmental audit process in conjunction with the preparation of a planning scheme amendment for the rezoning of the Precinct.
3. Undertake targeted community consultation with landowners of properties proposed to be rezoned as part of the planning scheme amendment.

Appendix 1 – Existing employment land uses in proximity to the Precinct

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Existing Employment Land Uses and Buffers



Sub-Precinct	Address	Use	Zone	Buffers
1	102 Coghlan's Road	Bells Garden Centre, Landscaping and Building Supplies	IN3Z	-
1	98 Coghlan's Road	Western District Concrete Pipes and Products	IN3Z	**500 (if production rate exceeds 10,000 tonnes/annum)
2	14 Coghlan's Road	Ryans Transport, Logistics and Transport	IN3Z	-
2	16 Coghlan's Road	Ryans Transport, Logistics and Transport	IN3Z	-
2	18 Coghlan's Road	South West Truck Centre, Truck & Machine Repairs	IN3Z	100 (automotive body, paint and interior repair)
2	20 Coghlan's Road	Ryans Transport/Allens Freight, Logistics and Transport	IN3Z	-
2	22 Coghlan's Road	Warehouse. Permit for Motor Repairs Approved	IN3Z	**100 (automotive body, paint and interior repair)

2	24 Coghlan's Road	Richardson Brothers Retreading, Tire Shop	IN3Z	-
2	100 Caramut Road	West Fridge, Air conditioning contractor (warehouse)	IN3Z	-
3	Coghlan's Road	Vacant Land	C2Z	-
3	29 Coghlan's Road	Ryan Moves, Shipping Container Storage	C2Z	-
3	35 Coghlan's Road	Tubbie and Rayz Indoor Batting House, Sports Complex	C2Z	-
3	37 Coghlan's Road	Unknown	C2Z	-
3	39 Coghlan's Road	EnviroFluid, Chemical Manufacture/Warehouse	C2Z	**500 (soap and detergent production) **300 (Chemical product manufacture other than listed) **1000 (Biocide production and storage) **2000 (Organic or inorganic industrial chemicals production other than listed)
3	96 Caramut Road	Adzweld Fabrications, Steel Fabrications	C2Z	**500 (structural or sheet metal production)
3	94 Caramut Road	Western District Agriculture, Tractor dealership	C2Z	-
3	92 Caramut Road	Agrimac, Tractor dealership	C2Z	-
3	88 Caramut Road	Agrimac, Tractor dealership	C2Z	-
3	86 Caramut Road	Vacant Building	C2Z	-
3	56-60 Caramut Road	Vacant Land	C2Z	-
3	80-84 Caramut Road	Vacant Land	C2Z	-
3	76 Caramut Road	Coastal Car Rentals and Car Sales	C2Z	-
3	65-67 Caramut Road	Nutrien, Agricultural service and CLAAS, Farm equipment supplies	IN3Z	-

4	56-60 Caramut Road	Vacant Land, proposed subdivision	C2Z	-
4	50-54 Caramut Road	Total Dairy Service, dairy supplies (closed?)	C2Z	-
4	44 Caramut Road	Boxing Gym	C2Z	-
4	1 Fotheringham Street	Price Electrical, Electrician	C2Z	-
4	2 Fotheringham Street	Warehouse/Store	C2Z	-
4	42a Caramut Road	Falcon Traffic Management	C2Z	-
4	42b Caramut Road	Falcon Traffic Management	C2Z	-
4	40 Caramut Road	Case Agriculture, farm equipment supplier and Gleeson Real Estate	C2Z	-
4	2/36 Caramut Road	Russell Hayden Scaffold Hire, Equipment hire (closed?)	C2Z	-
4	1/36 Caramut Road	TruBlu Dog Wash	C2Z	-
4	1-3/34 Caramut Road	Pj Glass, glazing, Dog Wash, and Premium Paint Works, Panel beater	C2Z	100 (automotive body, paint and interior repair) **500 (glass and glass production)
4	30 Caramut Road	Coates Hire, Equipment hire	C2Z	-

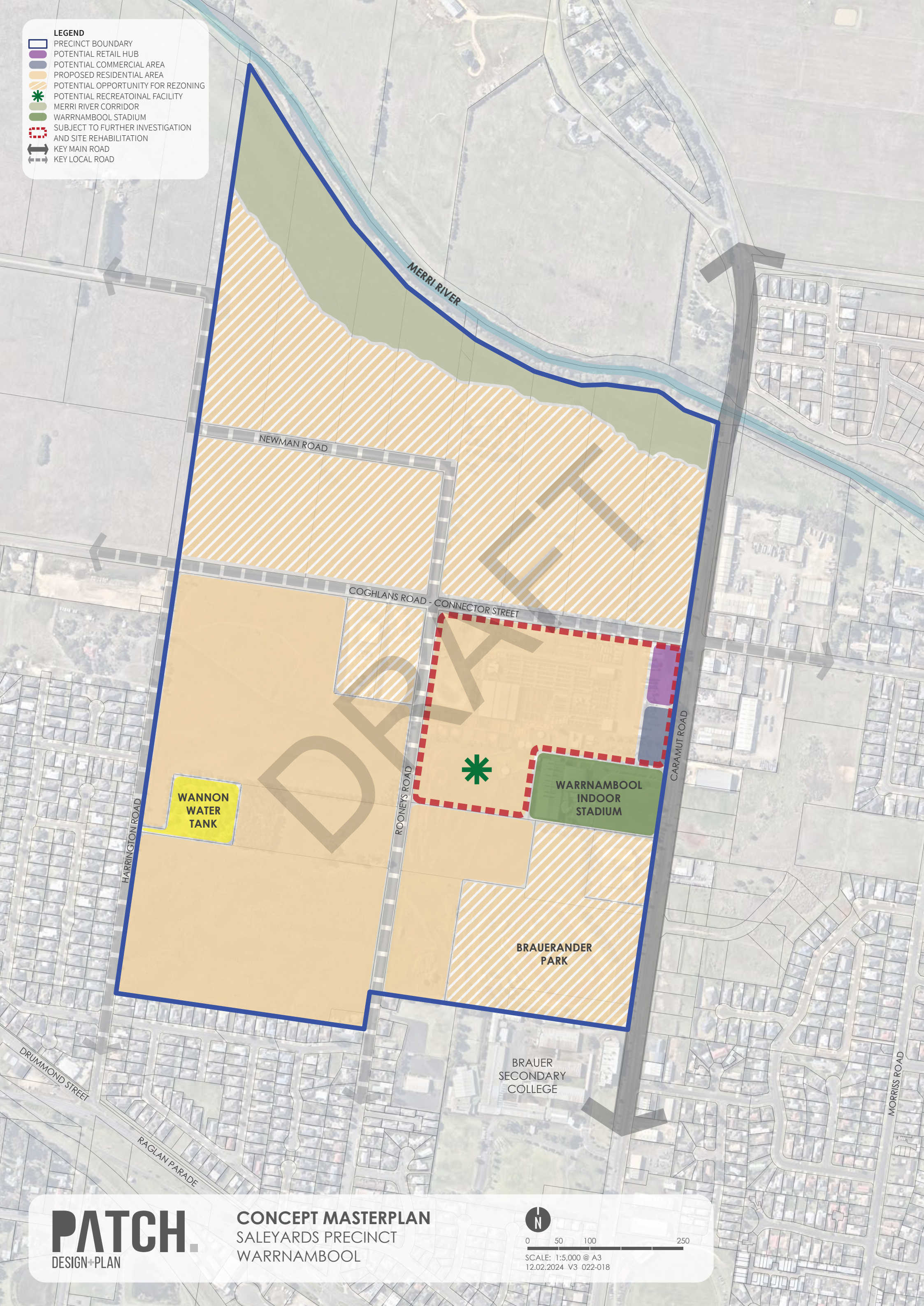
**Potential Buffers that require further investigation

Appendix 2 – Plans (Patch Design, February 2024)

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LEGEND

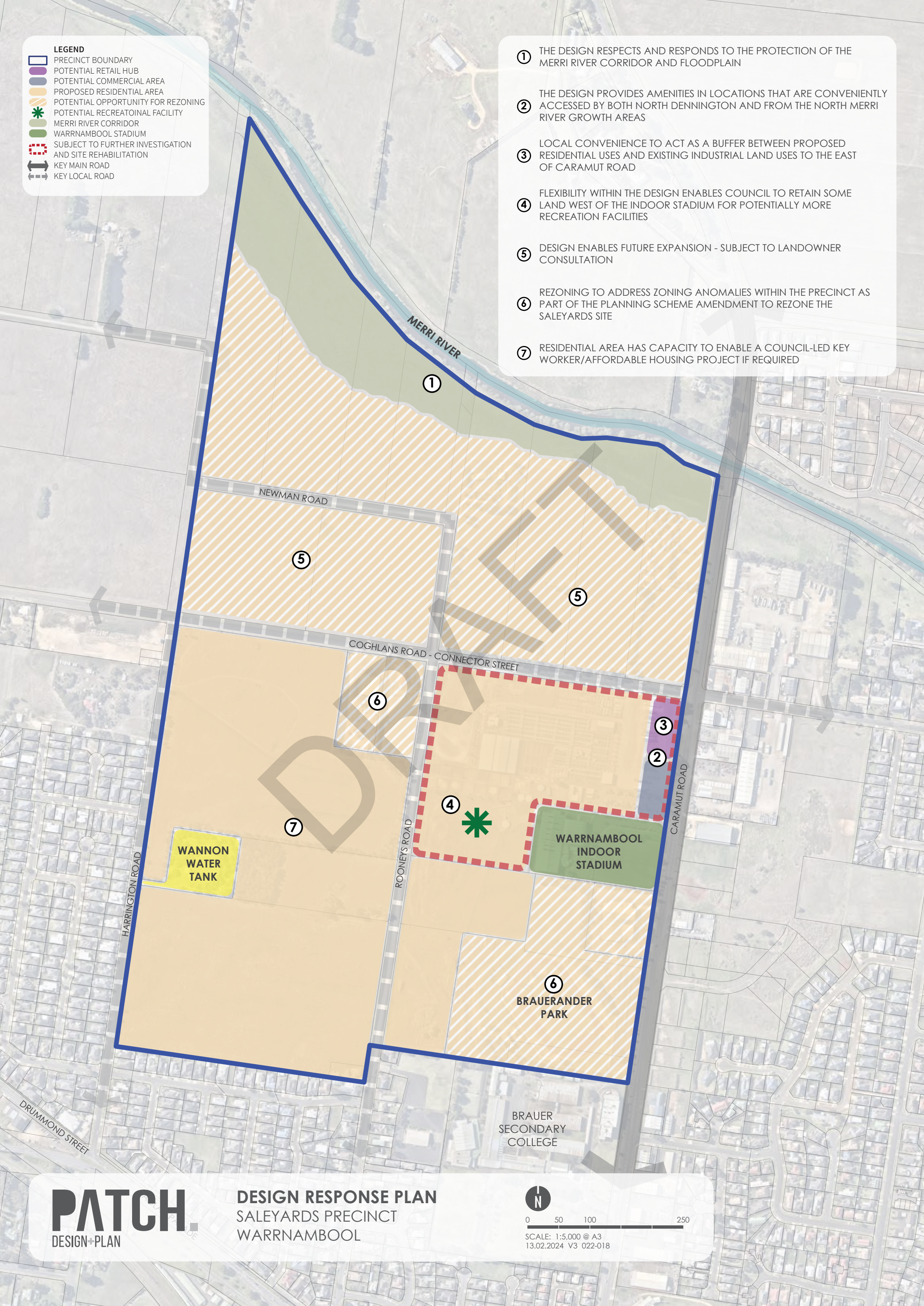
- PRECINCT BOUNDARY
- POTENTIAL RETAIL HUB
- POTENTIAL COMMERCIAL AREA
- PROPOSED RESIDENTIAL AREA
- POTENTIAL OPPORTUNITY FOR REZONING
- POTENTIAL RECREATOINAL FACILITY
- MERRI RIVER CORRIDOR
- WARRNAMBOOL STADIUM
- SUBJECT TO FURTHER INVESTIGATION AND SITE REHABILITATION
- KEY MAIN ROAD
- KEY LOCAL ROAD



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- 1 THE DESIGN RESPECTS AND RESPONDS TO THE PROTECTION OF THE MERRI RIVER CORRIDOR AND FLOODPLAIN
- 2 THE DESIGN PROVIDES AMENITIES IN LOCATIONS THAT ARE CONVENIENTLY ACCESSED BY BOTH NORTH DENNINGTON AND FROM THE NORTH MERRI RIVER GROWTH AREAS
- 3 LOCAL CONVENIENCE TO ACT AS A BUFFER BETWEEN PROPOSED RESIDENTIAL USES AND EXISTING INDUSTRIAL LAND USES TO THE EAST OF CARAMUT ROAD
- 4 FLEXIBILITY WITHIN THE DESIGN ENABLES COUNCIL TO RETAIN SOME LAND WEST OF THE INDOOR STADIUM FOR POTENTIALLY MORE RECREATION FACILITIES
- 5 DESIGN ENABLES FUTURE EXPANSION - SUBJECT TO LANDOWNER CONSULTATION
- 6 REZONING TO ADDRESS ZONING ANOMALIES WITHIN THE PRECINCT AS PART OF THE PLANNING SCHEME AMENDMENT TO REZONE THE SALEYARDS SITE
- 7 RESIDENTIAL AREA HAS CAPACITY TO ENABLE A COUNCIL-LED KEY WORKER/AFFORDABLE HOUSING PROJECT IF REQUIRED



LEGEND

- PRECINCT BOUNDARY
- C1Z - COMMERCIAL 1 ZONE
- C2Z - COMMERCIAL 2 ZONE
- GRZ - GENERAL RESIDENTIAL ZONE
- IN1Z - INDUSTRIAL 1 ZONE
- IN3Z - INDUSTRIAL 3 ZONE
- LDRZ - LOW DENSITY RESIDENTIAL ZONE
- FZ - FARMING ZONE
- PCRZ - PUBLIC CONSERVATION + RESOURCE ZONE
- PPRZ - PUBLIC PARK + RECREATION ZONE
- PUZ2 - PUBIC USE ZONE EDUCATION
- PUZ6 - PUBLIC USE ZONE LOCAL GOVERNMENT
- UFZ - URBAN FLOODWAY ZONE

