

18/06/2009
C55**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO1****COLAC ABATTOIR AND FOOD PRODUCTION PLANT****1.0**18/06/2009
C55**Requirement before a permit is granted**

The Responsible Authority may grant a permit for subdivision, use or development prior to approval of a development plan provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the future use or development of the land for the purpose of the zone, overlay or any other aspect of Clause 21.

2.018/06/2009
C55**Requirements for development plan**

Prior to the development and use of the land for an Integrated Abattoir and Food Production and ancillary activities, a development plan must be prepared to the satisfaction of the Responsible Authority which describes:

- The location, dimensions and floor areas of all buildings and works.
- The site coverage of all buildings should not exceed 60%.
- The height and elevations of all proposed buildings using Australia Height Datum levels.
- The proposed building materials and treatment of all external finishes. The external walls of all buildings should be constructed of brick, stone, concrete, masonry or other material agreed to by the Responsible Authority and all external building colours should be muted toning of natural non-reflective colours. All roofing materials should be non-reflective.
- The activities proposed in each building. The area set aside for the sale of goods associated with the main use of the land should not exceed 25% of the gross floor area or a maximum of 150 square metres.
- The provision of landscaping to screen buildings and works from the lake.
- The location and layout of all vehicular and pedestrian access and egress within and to and from such buildings and works and the land.
- The location and layout of all areas set aside for the accommodation of stationary vehicles.
- The proposed landscaping associated with the buildings or works.
- Provision for the loading and unloading of vehicles.
- The location of advertising signs and floodlighting.
- The drainage system for the buildings and works, including treatment and disposal measures to address any possible runoff or contamination.
- Animal enclosures.
- Areas for the storage and disposal of materials and wastes including the provision of a screened industrial waste collection area. Waste and material should not be stored or stacked to a height exceeding the visual screen or be visible to public view. Security fencing should be of a green or black plastic coated chain wire type.
- The means of minimising any potential light spill or other adverse impacts upon residences or residential zones.

- Existing dwellings and use of land within 500 metres of the land.
- Drainage, sewerage, wastewater disposal and water supply which should be provided and maintained to the satisfaction of the Responsible Authority in consultation with the Environment Protection Authority and the Barwon Region Water.
- Emission abatement measures, including noise, odour and waste, which should be to the satisfaction of the Responsible Authority, in consultation with the Environment Protection Authority.
- Truck routes to and from the land which should be designated to the satisfaction of the Responsible Authority.
- Buildings used for either killing, processing or storing products, or any place where animals are kept on an intensive basis which should be at least 100 metres from Lake Colac, except with the consent of the Responsible Authority.