

**22.05**19/01/2006  
VC37**ABATTOIR INTEREST AREA**

This policy applies to the area in the vicinity of the Daylesford abattoir as shown on the map attached to this policy.

**Policy Basis**

This policy builds on the MSS objectives in clause 21.07 relating to rural industries

The Municipal Strategic Statement recognises that the operation and location of some industrial uses in rural areas can have the potential to create land use conflicts unless planning guidelines, land capability and performance criteria are considered and applied. The MSS is supportive of a range of local employment opportunities in both urban and rural areas of the Shire, providing this development is well designed and has considered local impacts and other environmental effects. The MSS further recognises that many rural areas of the Shire are also under pressure from urban and rural residential expansion.

The Daylesford Abattoir is an established use that is recognised as a valuable source of local employment within the Shire. The abattoir is also located within a rural area that has experienced development pressure. It is important to provide a framework within which the abattoir can continue to successfully operate while ensuring the amenity of surrounding land uses is recognised and protected. It is also important that new land uses are aware of the abattoir and the potential longer-term plans for development at this location.

**Objectives**

- To protect the Daylesford abattoir from unnecessary encroachment by inappropriate land uses.
- To recognise the role of the abattoir as a source of local employment and economic benefit in the Shire of Hepburn.
- To protect the general amenity of the rural area and other land uses surrounding the abattoir site.
- To ensure development of the Daylesford Abattoir will occur in an orderly manner

**Policy****Exercising Discretion**

Where a permit is required for a use or development occurring outside the Daylesford abattoir site, it is policy to:

- Ensure that use and development proposals will not adversely affect the abattoir operations.
- Ensure proposals for uses and development that are sensitive to the abattoir operation give appropriate consideration to buffer distances from the abattoir site as recommended in the EPA Recommended Buffer Distances for Industrial Air Emissions, 1990 report.
- Require an assessment report of potential physical and environmental hazards, if appropriate.
- Require details of measures that will be taken in association with the development and use proposal to address noise and odour emissions, environmental hazards and rural amenity, if appropriate.

- Require a five to ten year plan for use, development and subdivision, including lot boundaries and building envelopes for dwellings intended for residential occupation, if appropriate.

Where a permit is required for use or development within the Daylesford abattoir site, it is policy to:

- Require details of measures that will address noise, odour and light emissions, environmental hazards, effluent and waste water treatment, storage and disposal, refuse and waste treatment and disposal, rural amenity, traffic management, landscaping, if appropriate.
- Ensure that any future expansion plans of the abattoir site be carried out in accordance with an adopted Development Plan.

#### **Decision Guidelines:**

It is policy that the responsible authority will consider as appropriate:

- Any comments received from the Environment Protection Authority.
- Any adopted Development Plan that applies.

#### **Reference Documents**

Environment Protection Authority, Recommended Buffer Distances for Industrial Air Emissions Publications No. AQ2/86, 1990.

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