

19/01/2006
VC37**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO1

Daylesford Abattoir Development Plan

The Daylesford Abattoir significantly contributes to the local value-adding economy of Daylesford in terms of employment and production. The abattoir is one of three in Victoria that produces pork for both the domestic and export markets.

1.019/01/2006
VC37**Requirement before a permit is granted**

A permit may be granted for minor works and development prior to the approval of a development plan.

Any application under this clause is not exempt from the notice requirements as stated in clause 43.04-2.

2.019/01/2006
VC37**Requirements for development plan**

The Daylesford Abattoir Development Plan must be advertised and publicly displayed at the Municipal Offices for at least fourteen (14) days.

The Daylesford Abattoir Development Plan may be amended to the satisfaction of the responsible authority. If, in the opinion of the responsible authority the proposed amendment is significant, then the amendment is subject to the advertising and public display requirements specified in this Clause.

When considering the Daylesford Abattoir Development Plan, the responsible authority should have regard to:

- Potential off site effects including those associated with:-
 - traffic
 - noise effects and abatement
 - visual impacts
 - odour effects and abatement
 - waste water treatment
 - groundwater quality
- The effect of existing land use on the Daylesford Abattoir and the effect of the Daylesford Abattoir on existing land use and service infrastructure.

Preparation of the development plan

The Daylesford Abattoir Development Plan should show the following:

- The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- The staging and anticipated timing of future development on the land.
- Provision of an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation including the provision of landscape screening to adjoining properties.

- The design, bulk and form of development which must be appropriate for the locality.
- Transport access points to the land.
- The development and works requirements of any current planning permits.

The Daylesford Abattoir Development Plan must include the following:

- Site plans of an appropriate scale, showing the proposed location, type, design and where appropriate, the height and colour of all buildings and works, including:
 - All fencing.
 - All lighting, including intensity of lighting and baffle treatments.
 - Existing and proposed parking areas and roadways and dimensions.
 - The location, size and form of existing and proposed signage to be erected.
 - Type of wall and roofing material.
 - Setbacks to site boundaries and the relationship with surrounding built and natural environment.
 - Existing and proposed loading bays.
 - Existing and proposed truck-washing bays.
 - Existing or proposed location of waste treatment plant.
- A description, including appropriate plans of the proposed landscape treatment of the site, including:
 - The design approach upon which it is based.
 - Location and type of vegetation to be retained.
 - Location of proposed planting including schedule of plants.
 - The proposed sequencing of landscaping works including plantings.
 - Details of soil preparation, mulching, watering systems and a maintenance program.
- A description, including appropriate plans showing:-
 - Reticulated and/or static water supply.
 - Location of hydrants within the site.
 - Stormwater drainage and computations.
 - Site of discharge drainage points.
 - Location and types of facilities for disposal of all refuse and waste materials.
 - Erosion and sediment controls during works that conform to the Environment Protection Authority publication 275 "Construction techniques for Pollution Sediment Control".
- A description, including appropriate plans showing abatement treatments for emissions of noise, vibration, dust, waste materials
- An assessment of principal view corridors into the site and any proposed means of ameliorating adverse visual impacts.