

26/10/2006
C39

SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

Murray Goulburn Leongatha Factory

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

2.0

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Conditions and requirements for permits

Nil

3.0

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Requirements for development plan

Purpose

The purpose of the Development Plan is to provide a framework for approval of future development involving staged implementation over approximately a 10 year period (ie 2016) under the Murray Goulburn Co-Operative Co. Masterplan.

The Development Plan will address relevant planning and environmental issues to the satisfaction of the South Gippsland Shire Council, relevant agencies, and the local community.

Requirements

The Development Plan must show the following detailed plans and supporting information:

- A detailed description of the existing site and proposed extended site area including existing topography, vegetation, drainage lines, buildings and works.
- The proposed development including details of:
 - vegetation to be retained or removed, and new landscape planting proposals
 - re-alignment of drainage lines within the site
 - major site infrastructure proposals, including drainage works
 - vehicle access and any improvements to the external roads proposed
 - vehicle manoeuvring and access ways within the site
 - car parking and truck parking areas
 - proposed buildings and works within each development stage showing existing buildings to be retained or removed, and new buildings and processes involved
 - the use of buildings and works and other parts of the site
 - materials and finishes for new buildings and works.

- Assessment of the effects of the development, by the various development stages, in relation to:
 - aboriginal archaeological artefacts which may be disturbed by proposed works, and a Conservation Management Plan to address such
 - flooding liability of part of the site, both existing and as modified by the proposed development
 - contaminated soil which may be re-used or removed, effects on ground water quality, and management approaches
 - flora and fauna assets of the site, and a Vegetation Management Plan including proposals to offset removal of native vegetation
 - the built heritage of the site and proposals for any removal of, or alterations, to any buildings or works of heritage significance
 - any increased traffic due to commercial or private vehicles, and traffic management on external roads abutting the site
 - any increased parking demands on external roads
 - appearance of buildings and works
 - the amenity of residential properties adjacent to the site, with regard to traffic, noise, lighting, visual amenity, and any emissions, and an Environment Improvement Plan to address such.

Decision Guidelines

In assessing a Development Plan or amendment to a Development Plan, the responsible authority must consider, in addition to the decision guidelines in Clause 65, the following:

- Proposed conservation management arrangements in regard to aboriginal archaeological artefacts on the parts of the site affected by development, including earthworks
- The management of flooding on parts of the site resulting from modification of existing land forms
- Proposed arrangements to manage soil contaminants and to protect groundwater quality
- Proposed management arrangements for protecting flora and fauna assets and adequacy of offset measures in regard to native vegetation removal.
- Proposed measures to retain and enhance buildings and works of heritage significance
- The need for any new or modified access to, or external road works in Yarragon Road and the views of VicRoads in relation to such matters
- Arrangements for commercial and private vehicles internal vehicle circulation within the site, and the adequacy of such
- Car and truck parking within the site, and the adequacy of such
- Vehicle loading and unloading areas
- Built form and landscaping proposals, and streetscape character
- Interface with non-industrial properties, in particular residential properties in regard to potential noise and other emissions to air.
- Lighting for security and safety purposes
- Stormwater and waste water discharge