

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**26/10/2006  
C39**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**26/10/2006  
C39**Conditions and requirements for permits**

Nil

**3.0**26/10/2006  
C39**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

## SOUTH GIPPSLAND PLANNING SCHEME

- 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