

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2

WD Seeds Pty Ltd Development Plan

WD Seeds Pty Ltd contributes to the local value-adding economy of Daylesford. The operation employs 15 full time staff and seasonal workers and is a significant producer for the domestic and export seed and grain markets.

1.0

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Requirement before a permit is granted

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

2.0

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Requirements for development plan

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

The W D Seeds 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 W D Seeds Development Plan, the responsible authority should have regard to:

- Potential off site effects including those associated with:-
 - traffic
 - noise effects and abatement
 - visual impacts
 - dust and odour
 - emissions
- The effect of existing land use on W D Seeds and the effect of W D Seeds on existing land use and service infrastructure.

Preparation of the development plan

The W D Seeds 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.
- The 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, works and use requirements of any current planning permits

The W D Seeds 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 or proposed location of a 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.