

SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 13**

EAST BENDIGO FOOD MANUFACTURING PRECINCT – VICTA ROAD, WELLSFORD

This development plan affects Lot 1 and 2 on Plan of Subdivision No. LP 68117 and Crown Allotment 92L, no section, Parish of Wellsford, Victa Road, Wellsford, herein described as the East Bendigo Food Manufacturing Precinct.

The development of this land is based upon the delivery of a range of use, built, environmental and landscape outcomes that are complementary to the Council's objectives for the area as a food manufacturing precinct. These outcomes will promote the image of the businesses locating within this precinct as producing quality 'clean and green' products which will be targeted towards the local and export markets. This precinct will be protected by existing buffers from the encroachment of other non-compatible industrial uses.

This precinct will provide for a range of food manufacturing based industries to capitalise on co-location, co-generation of electricity and take advantage of shared infrastructure, packaging and distribution within the East Bendigo Industrial Precinct. Co-location enhances the opportunity for like industries to limit potential adverse impact from non-compatible industries.

1.0 Conditions and requirements for permits

A use and/or development must implement the objectives of the food manufacturing precinct as contained in the East Bendigo Food Manufacturing Precinct local planning policy in the Greater Bendigo Planning Scheme.

Where appropriate, a permit must include conditions that address the following matters:

- Any requirements of the East Bendigo Food Manufacturing Precinct development plan.
- Any requirements of the East Bendigo Food Manufacturing Precinct local planning policy.
- Connection to reticulated sewerage, electricity, gas and water supply.
- On site treatment of storm water.
- Retention and protection of native vegetation including the use of seed of local provenance for revegetation.
- Maximising energy efficiency, including co-generation and water reuse.
- Provision of all weather sealed road access to each business.
- Provision of any fire control measures.

2.0 Requirements for development plan

The development plan must show:

Use

- The proposed use and its compliance with the Council's objective for the land in promoting it as a food manufacturing precinct and consistency with the East Bendigo Food Manufacturing Precinct local planning policy.

Built Environment

- The proposed method of staging development works, where appropriate.
- Site boundary dimensions.
- Contours at 0.5 metre intervals.
- Existing and proposed easements, if applicable.
- Delineation of the drainage depression.
- The connection of all services to the site, including gas, water, electricity and sewerage. All ancillary buildings such as electricity substations and sewerage pumping stations are to be constructed and located in an area that is greater than 50 metres from the southern boundary setback and/or suitably screened from Victa Road to the satisfaction of the Responsible Authority.
- All buildings are to have a maximum height of 25 metres, are not to be located within the landscaped setbacks of at least 30 metres from the eastern, western and northern boundaries and 50 metres from the southern boundary. Within these setback areas, allowance can be made for other works such as road works and services. The height of all buildings must be to the satisfaction of the Responsible Authority, in consultation with the Civil Aviation Safety Authority.
- The internal and external road network as follows:
 - All road work is to be constructed with an all weather seal with a width of 7 metres and to the satisfaction of the Responsible Authority.
 - The method of traversing the drainage depression with the internal ring road is to be to the satisfaction of the Responsible Authority after consultation with the North Central Catchment Management Authority and the Country Fire Authority.
 - The portion of Victa Road adjacent to the southern site boundary is to be realigned within the site. The existing road reserve is to be revegetated with species of local provenance.
 - The proposed intersection works including the need for lighting and turn lanes at Victa Road and Rohs Road to the satisfaction of the Responsible Authority in consultation with VicRoads. These intersection works will form part of the planning approval process for the use and development of the site as conditions from VicRoads and/or the Responsible Authority.
- The provision of safe and efficient vehicle movement (heavy vehicles and customer and employee vehicles) including car and truck parking. All roads, driveways, vehicle manoeuvring areas, vehicle parking areas and loading areas must be delineated and constructed with an all weather seal to the satisfaction of the Responsible Authority.
- The external design, building materials and finishes of all buildings. Building materials are to be muted in colour and not include untreated or uncoloured iron/metal sheets unless there is a specific design theme endorsed by the Responsible Authority.
- Drainage details including the treatment of stormwater on site.

Natural Environment

- An Environmental Management Plan (EMP), to the satisfaction of the Responsible Authority after consultation with the Department of Sustainability and Environment (DSE) and the Environment Protection Authority (EPA) for the proposed development which covers the following matters:
 - Protection and enhancement of tree retention areas during and after construction.

- Erosion and siltation control during construction and after construction shall be in accordance with the measures outlined in EPA's Guidelines for Environmental Management for Major Construction Sites Pub. 480.
 - An overview of the drainage system that is relevant to the on site stormwater retention basin, including its ability to naturally filter nutrients and contaminants.
 - A flood study which includes the effect of increased impervious surfaces to understand the hydrology, hydraulics and extent of flood mapping. The main aim of the study is to determine the flood levels, flows and extent of flooding through the site.
 - Weed management of the site during and after construction. This is to be consistent with the report prepared by the *Centre for Land Protection Research, 'Victa Road Site Assessment'* and seek to protect the Bendigo Regional Park from impact from pest plants and animals.
 - Fire control measures including water supplies to the satisfaction of the Responsible Authority and the Country Fire Authority. Consideration is to be given to providing all weather access around the site perimeter and to all water points and be capable of withstanding 15 tonnes.
- A detailed landscaping plan showing the location, layout and planting schedule for all landscape buffers and garden areas. The landscape buffers shall be at least 30 metres wide adjoining the western, eastern, southern and northern boundaries. On the western and southern boundary provision shall be made for the realigned Victa Road (southern boundary) and the internal ring road (western boundary). All planting will be of local species using local seed provenance. All planting along the northern and western boundaries are to consist primarily of fire retardant species.
 - Recognition and respect for the environmental values (flora and fauna) of the Bendigo Regional Park.
 - The retention of land identified in the *Centre for Land Protection Research report, 'Victa Road Site Assessment'* as Ordovician sediments, drainage depression (Osh) for the primary purpose of site drainage, overland flow and retardation basin. The primary flow path of this drainage depression is to be kept free from buildings however may allow for the construction of road works and other services. The Responsible Authority must consult with the North Central Catchment Management Authority to determine the extent of works allowed in this area. Overland flow of floodwater through the site is to remain unimpeded and be incorporated into the design of the drainage depression. This drainage depression is to be landscaped with suitable species of local provenance. Where possible the *Acacia ausfeldii* located on the eastern and western banks of the existing large dam are to remain and be used as a seed source for other revegetation works.

3.0 Decision guidelines

Before deciding on an application to use land, construct a building or construct or carry out works, the responsible authority must consider;

- The provisions of the East Bendigo Food Manufacturing Precinct local planning policy.
- The effect of any new proposed use on the established businesses within the precinct.