

24/05/2012
C72

SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO5.

PORT OF PORTLAND ENVIRONS

1.0

24/05/2012
C72

Statement of environmental significance

The overlay manages potential conflicts between land in the port environs and the adjoining Port of Portland. Land within this overlay should not be developed for any purpose that might compromise the long term protection and expansion of port operations, infrastructure and associated storage facilities.

2.0

24/05/2012
C72

Environmental objective to be achieved

- Minimise the potential for future land use conflicts between the port and port environs.
- Ensure that any use and intensity of development in the overlay area does not constrain the ongoing operation and development of the commercial port.

3.0

24/05/2012
C72

Permit requirement

A permit is not required to:

- Construct a building or construct or carry out works, unless the building or works is associated with the following uses:
 - Accommodation
 - Child care centre
 - Education centre
 - Place of Assembly
 - Office
- Subdivide land.
- Remove, destroy or lop any vegetation, including dead vegetation.

4.0

24/05/2012
C72

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the proposed use or development is appropriate to the site by virtue of the proximity to the port.
- Whether the proposed use or development might impede the long term development and operation of the port.
- Whether the proposed use or development has the potential to expose people unnecessarily to any off-site impacts associated with the 24-hour, 7 day a week operation of the port.
- Whether the siting and design of the proposed use or development includes appropriate measures to ensure that the amenity of the proposed use will not be impacted by off-site impacts associated with the 24-hour, 7 day a week operation of the port.
- Whether the proposal is compatible with the present and future operation of the commercial trading port as detailed in a port development strategy approved under the *Port Services Act 1995*.
- Whether the proposal will result in an increase in the number of people affected by noise or road or rail traffic arising from port operations.

- Whether the proposal will result in an increase in the number of people affected by exposure to risk to health or life arising from port operations.

5.0

24/05/2012
C72

Reference

Port of Portland – Port Land Use Strategy (Port of Portland Pty Ltd 2009)