

13/12/2018
C104latr**SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO3.

MARYVALE PULP AND PAPER MILL ENVIRONS – AMENITY RURAL BUFFER**1.0**13/12/2018
C104latr**Statement of environmental significance**

The Maryvale Pulp and Paper Mill ('the Mill') has been in continuous operation since 1937 employing many generations of Latrobe Valley and Gippsland families. The Mill remains a major regional employer being one of the largest private sector employers in the Latrobe Valley, and further supports many of Victoria's forest industry jobs.

The Mill is a vital part of the Victorian and Gippsland manufacturing industry.

The Mill has been continually updated and upgraded to ensure it remains market competitive, environmentally sustainable and safety focussed.

The land around the Mill is important in providing separation between nearby sensitive land uses and the Mill, due to potential off-site odour impacts from Mill operations.. This buffer is significant in protecting the community and minimising potential threats to the long term viability of the Mill, through inappropriate establishment or siting of development associated with sensitive uses.

2.013/12/2018
C104latr**Environmental objective to be achieved**

- To minimise amenity impacts from the Mill and ensure it is protected from the incremental encroachment of any inappropriate development, including buildings and works, associated with sensitive land uses.

3.013/12/2018
C104latr**Permit requirement**

A permit is not required to construct a building or construct or carry out works, except where associated with the following sensitive land uses:

- Accommodation, except for a dwelling where it is the only dwelling on a lot and the lot is at least the minimum area specified in the applicable zone, or schedule to the zone for which no permit is required to use the lot for a dwelling.
- Child care centre
- Display home
- Education centre
- Hospital
- Medical centre.
- Place of assembly
- Retail premises

A permit is not required to construct a building or construct or carry out works associated with the above land uses, for the following:

- Non-habitable outbuildings.
- External alterations to:
 - o an existing dwelling provided that the number of dwellings is not increased
 - o an existing building provided that the gross floor area of the building is not increased.
- Fencing, advertising signage and domestic services normal to a dwelling.
- Earthworks.

A permit is not required for the subdivision of land provided that each lot is at least the minimum lot size under the applicable zone.

A permit is not required to remove, destroy or lop any vegetation.

4.0

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Application requirements

None specified

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose and objectives of this overlay.
- The proximity of the site to the Mill. Applications must indicate the distances of property boundaries and proposed buildings to the Mill.
- The need to prevent the incremental encroachment of development associated with sensitive uses in the Amenity Rural Buffer of the Mill.
- The inclusion of ameliorative measures in the design of the development to reduce the impacts of odour, noise, light or road traffic that may be generated by the Mill. Applications must specifically address this matter.
- The potential for the proposed development to expand and attract additional people. Applications must specifically address this matter.