

08/12/2016
C109

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO2**.

Monegeetta Piggery

1.0

19/01/2006
VC37

Statement of environmental significance

The Monegeetta piggery is a substantial intensive agricultural land use. Piggeries can have off-site effects associated with smell, as the result of on-site effluent treatment, which can conflict with surrounding non-agricultural land uses. The Environmental Significant Overlay has been placed over this intensive agricultural industry and surrounds to protect the piggery from inappropriate development.

2.0

19/01/2006
VC37

Environmental objective to be achieved

To ensure any development in the overlay area has regard to the existence of the piggery.

To ensure that any development in the overlay area does not prejudice the ongoing operation of the piggery.

To ensure any further development on the piggery site does not prejudice the amenity of residents of the area.

To achieve a visual screen between the piggery and the adjoining roadways and land.

3.0

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Permit requirement

A permit is not required to construct buildings or to construct or carry out works associated with:

- Minor utility installation.
- Road.
- Agriculture.
- Outbuilding.
- An alteration or extension to an existing dwelling.
- Mineral exploration.
- Search for stone.

4.0

19/01/2006
VC37

Decision guidelines

Before deciding on any application the responsible authority must consider:

- Any comments received from the Environment Protection Authority.
- The Code of Practice Piggeries, Department of Planning and Housing and Department of Food and Agriculture, 1992.
- The impact of the proposal on the continued operation of the piggery and on the amenity of the residents of the area.
- The ability of any proposed extension or alteration to the piggery to contain sewerage, sullage and effluent on site.

- The extent of landscaping proposed as part of any proposed extension/alteration to the piggery.