

24/06/2010
C44

SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO3**.

MERBEIN MUSHROOMS BUFFER AREA

1.0 Statement of environmental significance

19/01/2006
VC37

Merbein Mushrooms is a long established land use which has significant residual air emissions. Land uses and development sensitive to these emissions near the plant may result in land use conflicts.

2.0 Environmental objective to be achieved

19/01/2006
VC37

To minimise the potential for future land use conflict.

3.0 Permit requirement

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A permit is not required for:

- Extensions and alterations to an existing dwelling provided the extension is not greater than 50% of the existing floor area.
- Extensions or alterations to outbuildings including sheds and stables.
- A subdivision that does increase the number of lots and results in lots that are no smaller than the minimum subdivision size of the zone control.

4.0 Referral/Notice requirement

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Notice of application must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

5.0 Decision guidelines

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

- The likely adverse effects of the existing industry or the inhabitants of any proposed buildings and works.
- The minimum distance the responsible authority will allow all new dwellings (other than a caretakers dwelling) to be sited from a nominated industrial land use.