

04/04/2014
C86

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

ECHUCA & DISTRICT LIVESTOCK EXCHANGE, MUNICIPAL POUND AND WASTE TRANSFER STATION

1.0

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Statement of environmental significance

The Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station have the potential to create significant noise and odour emissions. Locating sensitive land uses in the vicinity of the facilities can result in land use conflicts. Buffer areas have been established to separate sensitive uses from these facilities and protect quality of life and the environment from the off-site effects generated by these operations. These buffer areas and distances require review over time to ensure their scope is sufficient.

It is important that land within this buffer not be developed for any purpose that may compromise the continued operation or expansion of the facilities.

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Environmental objective to be achieved

To ensure that the use and development of the Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station are not constrained by the establishment of potentially conflicting development within proximity to the facilities.

To ensure that any development on land abutting or in close proximity to the Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station is not detrimentally affected with respect to noise, odour or other environmental effects generated from these facilities.

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Permit requirement

A permit is not required to:

- Construct a building or construct or carry out works associated with any use other than Accommodation, Child Care Centre, Education Centre, Hospital, Office, or Place of assembly.
- Extend an existing building provided the floor area of the extension is less than 50 square metres.

Referral of application

An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

Application requirements

An application must be accompanied by supporting documentation and/or plans demonstrating:

- That the siting of the proposed buildings and works will not adversely affect or be affected by the continued operation of the Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station facilities.

4.0

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Decision guidelines

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

- Whether the proposal will adversely affect the ongoing operation of the Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station.
- Whether the proposal may be detrimentally affected by noise and odour generated by the Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station operations.

CAMPASPE PLANNING SCHEME

- The proximity of the proposed development to the Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station.
- Whether the proposal includes appropriate measures to address potential environmental effects generated by the Echuca & District Livestock Exchange; Municipal Pound and Waste Transfer Station operations.