

19/01/2006
VC37

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

AIR EMISSIONS BUFFER

1.0

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Statement of environmental significance

Due to the odours from the operations of Penney and Lang Abattoirs and Maryborough Waste Water Plant, residual air emission buffers have been applied to separate sensitive uses and protect the quality of life and environment from the off-site effects generated by these operations. Buffer areas and distances will have to be reviewed over time to ensure their scope is sufficient.

Agricultural, industrial and commercial developments that are less sensitive to odour may be appropriately located within these buffers while any residential development should generally only occur near the buffer margins.

2.0

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Environmental objective to be achieved

To protect the commercial operations of Penney and Lang Abattoirs and Maryborough Waste Water Plant from the encroachment of development that has the potential to experience amenity problems from close location to these industries.

To ensure that development in the vicinity of Penney and Lang Abattoirs and Maryborough Waste Water Plant is located at an appropriate distance to protect the amenity of nearby land uses and developments.

3.0

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Permit requirement

Building and works that are ancillary to existing uses and developments do not require a permit.

Application requirements

Planning permit applications for buildings and works within the air emission buffer areas must include information indicating distances of property boundaries and proposed buildings to Penney and Lang Abattoirs or Maryborough Waste Water Plant.

Planning permit applications for buildings and works within the air emission buffer areas must include notification in writing that the applicant understands the purpose of the air emission buffer and in particular, the statement of environmental significance area and environmental objective to be achieved by this schedule.

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The likelihood of residual air emissions from the nearby abattoirs/treatment plant operations impacting on the proposed development on nearby land.
- Comments from the Environment Protection Authority.
- Whether the buildings and works represents orderly and proper planning in terms of impacts of residual air emissions.
- The compatibility of the proposed buildings and works to existing developments within and outside the buffer area.
- The effects of the proposed development on the continuing and future viable operations of the Waste Water Treatment Plant or the Penney and Lang Abattoirs.