

14/12/2017
C64

SCHEDULE 7 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO7.

WIMMERA INTERMODAL FREIGHT TERMINAL PRECINCT BUFFER AREA

1.0

14/12/2017
C64

Statement of environmental significance

The Wimmera Intermodal Freight Terminal Precinct (the Precinct) will be developed as a major intermodal freight and logistics hub for the Wimmera-Mallee region. The Precinct will facilitate the agglomeration of freight related land uses on approximately 470 hectares of land around the Wimmera Intermodal Freight Terminal and ensure the continued efficient and effective transfer of goods into and out of the region.

The operation of the WIFT Precinct is critical to the economy of the Wimmera region and may be developed with uses with adverse amenity potential.

It is important that the long term development and operation of the Precinct for freight, logistics, industrial, manufacturing, and other commercial uses is protected from the encroachment of sensitive uses, specifically dwellings.

2.0

14/12/2017
C64

Environmental objective to be achieved

To prevent new child care centres, pre-schol centres or primary schools, and particularly dwellings, locating within the buffer area and protect the development and operation of Sub-precinct 4; Large Manufacturing for uses with adverse amenity potential.

3.0

14/12/2017
C64

Permit requirement

In this Clause, sensitive use means accommodation, childcare centre, pre-school centre or primary school.

A permit is not required to:

- Carry out works
- Construct agricultural buildings
- Construct extensions to existing dwellings of 100sqm or less
- Replace existing dwellings generally in the same location
- Construct outbuildings associated with existing dwellings.

4.0

14/12/2017
C64

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:

- Whether SEPP N1 (Control of Noise from Commerce Industry and Trade) and or the Noise from Industry in Victoria Guidelines (NIRV) applies to proposed development relating to existing uses in Sub-precinct 4: Large manufacturing or the future development of the sub-precinct.
- EPA Guideline Publication 1518 Recommended Separation Distances for industrial residual air emissions.
- The potential for the proposed development to prejudicially impact upon existing and permissible uses in Sub-precinct 4: Large Manufacturing of the Precinct.