

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

19/01/2006
VC37

Statement of environmental significance

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

19/01/2006
VC37

Environmental objective to be achieved

To minimise the potential for future land use conflict.

3.0

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Permit requirement

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

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Referral/Notice requirement

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

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Decision guidelines

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.