

24/06/2010
C44

SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO4**.

INCOMPATIBLE LAND USE BUFFER AREA

1.0 Statement of environmental significance

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There are a number of long established land uses in the municipality which have significant residual air emissions. Sensitive land uses in the vicinity of such activities can result in land use conflicts.

This schedule relates to the use of land for the following:

- Abattoir, Lot 1 LP 221865, being part of Crown Allotment 1 Section 89, Block F, Parish of Mildura, Gordon Avenue, Mildura South
- Concrete Batching Plant, Part Crown Allotment 19 of Section 114, Block F, Parish of Mildura, Sandilong Avenue, Irymple
- Asphalt and Crushing Plant, Crown Allotments 8, 9 and 10, Section 114, Block F, Parish of Mildura, corner Benetook Avenue and Twentieth Street, Koorlong.

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 and alterations to an existing outbuilding, including sheds and stables.
- A subdivision that does not increase the number of lots and results in lots no smaller than the minimum subdivision size of the zone control.

The minimum distance for a new dwelling is defined by the extent of the overlay control. The responsible authority will discourage any new dwellings within this buffer.

4.0 Referral/Notice requirement

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Notice of application must be given pursuant to 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 on 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.