

19/07/2007
C12**SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO2**

PHEASANT CREEK ROAD BUFFER AREA**1.0**19/07/2007
C12**Statement of environmental significance**

The existing broiler farm on the eastern side of Pheasant Creek Road requires protection and certainty to ensure its continued operation. Rural living development on the eastern side of Pheasant Creek Road requires protection and adequate setbacks from the broiler farm operations.

A separation distance of 300 metres is recommended under the Victorian Code for Broiler Farms for this class of broiler farm to separate broiler farm operations from sensitive uses, such as residential use in rural living environments. This overlay applies to land on the western side of Pheasant Creek Road that is within this 300 metre separation distance.

It is important to reduce potential adverse impacts between broiler farm operations and sensitive uses, protect the amenity of both uses and avoid the encroachment of incompatible uses on land separating these uses.

2.019/07/2007
C12**Environmental objective to be achieved**

- Provide compatibility between rural living use on land affected by this overlay and the existing broiler farm on the eastern side of Pheasant Creek Road
- Ensure the continued operation and business certainty for the existing broiler farm operation on the eastern side of Pheasant Creek Road
- Provide physical separation between sensitive uses and the broiler farm to the east, ensuring compliance with separation distances required between the two uses under the *Victorian Code for Broiler Farms*
- Reduce potential adverse impacts between sensitive uses, such as residential use, and broiler farm operations
- Protect the amenity of rural living use on land affected by this overlay and the broiler farm to the east
- Avoid the encroachment of developments that are incompatible with broiler farm operations on land to the east, such as dwellings or other forms of accommodation
- Allow for the continued use and development of land for non residential rural living and farming purposes

3.019/07/2007
C12**Permit requirement****Exemptions**

No planning permit is required for all buildings and works other than a dwelling.

4.019/07/2007
C12**Decision guidelines**

Before a planning permit is granted for any development, the responsible authority must consider and be satisfied that the following decision guidelines are met:

- Provision of a minimum separation distance of 300 metres between sensitive uses, such as residential uses, and the nearest broiler shed on the broiler farm to the east
- Compliance with the *Victorian Code for Broiler Farms* in relation to provision of separation distances between broiler farm operations and sensitive uses

- Adequate protection for sensitive uses, such as residential uses, from any adverse effects of broiler farm operations
- Design of rural living subdivision layout to avoid the siting of new dwellings on land affected by this overlay
- Design of rural living subdivision layout to provide for the continued operation of the broiler farm on land to the east and reduce potential adverse impacts between the broiler farm and sensitive uses