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C214

## SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO3**.

### EPPALOCK DECLARED WATER SUPPLY CATCHMENT

#### 1.0 Statement of environmental significance

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Lake Eppalock is a major water storage and recreational facility located within the Campaspe River catchment. It is a major source of water for irrigation, stock and domestic, environmental flows and vital urban water supplies for towns within the municipality and beyond. The reservoir supplies 100% of Heathcote's potable water supply and in some years may supply up to 100% of Bendigo's supply.

#### 2.0 Environmental objective to be achieved

19/01/2006  
VC37

To ensure the protection and maintenance of water quality and water yield within the Eppalock Water Supply Catchment Area as listed under Section 5 of the Catchment and Land Protection Act 1994.

#### 3.0 Permit requirements

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##### *Buildings and Works*

A permit is not required to construct a building or works unless the building or works:

- Are within 30m of a waterway or spring and within 300m of Lake Eppalock or any water supply channel.
- Will generate wastewater or potentially increase wastewater generation and are not connected to sewer.
- Are within 6m of a wastewater disposal field.
- Are for the construction or enlargement of a dam.
- Are for the construction of a swimming pool on land not connected to sewer.
- Are to facilitate intensive animal husbandry, aquaculture, pig keeping or any other intensive land use.

##### *Vegetation*

- A permit is not required to remove, destroy or lop any vegetation except to remove, destroy or lop:
  - Native vegetation greater than 1ha; or
  - Any vegetation within 30m of a waterway.
- A permit is not required to remove, destroy or lop vegetation including trees, shrubs, herbs and grasses, to the minimum extent necessary for works undertaken by or on behalf of Coliban Water required for the maintenance and management of facilities associated with the Goldfields Superpipe.

##### ***Application requirements***

An application must be accompanied by the following information, as appropriate:

- A report that demonstrates that the proposed development has considered each of the decision guidelines of this schedule.
- An application for subdivision must be accompanied by:
  - A Land Capability Assessment which identifies any adverse impacts on surface and groundwater and any measures to mitigate these adverse impacts.
  - Information which demonstrates that domestic wastewater can be contained within allotment boundaries.
- An application for buildings and works which generate or increase domestic wastewater or are within 6m of a wastewater disposal field must be accompanied by:
  - A Land Capability Assessment which identifies any adverse impacts on surface and groundwater and any measures to mitigate these adverse impacts.
  - Where works are for a dwelling, a suitably detailed irrigation or disposal system design, which is designed to ensure wastewater is not discharged to the surface of the ground.
  - Information which demonstrates that development complies with the Code of Practice – Onsite Wastewater Management, Environment Protection Act; the Greater Bendigo Domestic Wastewater Management Strategy; and the Greater Bendigo Land Capability Mapping and Assessment Tools for Wastewater Management (where relevant).

#### 4.0

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#### Referral/Notice requirements

Any application of the kind listed above and below must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause:

- Subdivision creating lots less than 40 hectares in an unsewered area.

A referral agreement between the responsible authority and the referral authority may be in place that may affect the above requirement.

*Note: The Statewide referral provisions in Clause 66.02-5 (Special water supply catchment) also apply.*

Before deciding on an application to remove, destroy or lop native vegetation, notice must be given under section 52(1)(c) of the Planning and Environment Act 1987 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, as appropriate:

- The impact of the use and development on the water catchment with respect to both water quality and quantity.
- The need to protect vegetation and habitat and the role these attributes play in improving and assisting in the maintenance of water quality.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.
- Whether the proposal is consistent with the provisions of any incorporated or reference documents including the State Environment Protection Policies - Waters of Victoria and Groundwaters of Victoria; the Code of Practice – Onsite Wastewater Management; the City of Greater Bendigo, Domestic Wastewater Management Strategy; and the City

of Greater Bendigo Land Capability Mapping and Assessment Tools for Wastewater Management.

- The preservation and impact on soils and the need to prevent erosion.
- Any relevant plan such as the North Central Catchment Management Authority's River Health Strategy, Ministerial Direction (including the Interim Guidelines for Planning Permit Applications in Open Potable Supply Catchments or any subsequent revision of that guideline) and the Lake Eppalock Special Area Plan).
- Any relevant land capability study.