

19/01/2006
VC37

SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

EASTERN TREATMENT PLANT BUFFER AREA

1.0

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Statement of environmental significance

The Eastern Treatment Plant provides sewage and wastewater treatment facilities for most of eastern Melbourne. The inappropriate establishment or siting of odour-sensitive uses could impact on the operation of the Treatment Plant.

2.0

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Environmental objective to be achieved

- To ensure that the use and development of land around the Eastern Treatment Plant is compatible with the Plant's operation.
- To regulate the establishment and siting of odour-sensitive uses so that the impact of any odour from the Eastern Treatment Plant is minimised.
- To exclude uses that require the presence of a large number of people over an extended period of time.

3.0

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Permit requirement

A permit is not required to:

- Conduct agricultural activities, including ploughing and the construction of a farm gate, outbuilding or dam.
- Construct a building or construct or carry out works undertaken by, or on behalf of, a municipal council, public authority or utility service provider in the exercise of any power conferred on them under any Act.
- Remove, destroy or lop any vegetation.

An application 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.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The proximity of the site to the Treatment Plant.
- The sensitivity of the proposed use to odour that may be generated from the Treatment Plant.
- The availability of ameliorative measures on the site to reduce the impact of odour.
- The number of people likely to use the proposed facility.
- The availability of similar facilities outside the overlay area.
- The potential for the proposed facility to expand and attract additional people.
- The degree of choice a person has to remain on the site.
- The length and frequency of stay of any person on the site.