

22.0619/01/2006
VC37**PUBLIC INFRASTRUCTURE AREA**

This policy applies to the areas shown on the attached maps.

Policy Basis

This policy:

- Applies the water supply, sewerage and drainage SPPF objective in clause 18.09 to local circumstances.
- Builds on the MSS objectives in clause 21.06 relating to provision for and improvements to infrastructure facilities.

The Municipal Strategic Statement recognises the importance of public infrastructure to the community and economy of Hepburn Shire. Inappropriate development close to these facilities has the potential to limit their capacity to operate effectively and to meet future requirements.

Proposals for uses and development that impinge upon the ongoing operation of facilities affected by the policy will not be supported by the responsible authority.

Objectives

- To protect the capacity of public infrastructure to meet community requirements.
- To protect the amenity of areas surrounding those facilities.

Policy**Exercising Discretion**

Where a permit is required for a use or development within the specified policy area, it is policy to:

- Discourage proposals that are not agricultural activities or development that facilitates agricultural activities.
- Ensure that the operation of the public infrastructure facility is not adversely affected by uses and development on surrounding land within the policy area.
- Require that proposals within the EPA recommended buffer distances show how the use or development will not adversely impact upon existing and proposed operations of the infrastructure facility or other land uses within the policy area.

Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- The recommended buffer distances guidelines for sewerage treatment plants.
- Any comments from the relevant management authority.

Reference Documents

Recommended Buffer Distances for Industrial Residual Air Emissions Publication No. AQ2/86, July 1990.

22.06 PUBLIC INTEREST AREA
CRESWICK TREATMENT PLANT

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22.06 PUBLIC INFRASTRUCTURE AREA
DAYLESFORD TREATMENT PLANT

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