

19/01/2006
VC37**SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO4

STANLEY TOWNSHIP**1.0**19/01/2006
VC37**Statement of environmental significance**

The Stanley township is located within the proclaimed Nine Mile Creek Catchment. The water supply of Yackandandah is drawn from this catchment. In addition some water is diverted to Lake Kerford, the water supply storage for Beechworth. Unsewered urban development within Stanley is contributing towards the pollution of the water supply from this catchment.

2.019/01/2006
VC37**Environmental objective to be achieved**

- To recognise the potential effect on water quality of the Yackandandah and Beechworth water supply from unserviced development within the Stanley Township.
- To protect the water quality of the Nine Mile Creek Catchment from contamination and pollution from unserviced development.

3.019/01/2006
VC37**Decision guidelines**

- Unless it can be demonstrated that a proposed development, including subdivision, prevents pollution of the Nine Mile Creek Catchment, there will be a presumption against granting a permit for that development.
- All development must be serviced with infrastructure that can treat and contain all wastes on site. Septic tanks may not necessarily be adequate in the treatment and containment of waste on site. There will be a preference for on site sewerage treatment plants. Such systems shall have an EPA Certificate of approval under Section 53(M)7 of the Environment Protection Authority Act and be located so as to ensure all effluent and wastewater is disposed of and absorbed within the boundaries of the land.
- The following applications may be forwarded to the Department of Natural Resources and Environment, North East Region Water Authority, Goulburn-Murray Water and North East Catchment Management Authority for comment:
 - subdivision creating lots less than 40 hectares;
 - development associated with intensive agriculture including cattle lot feeding, poultry farming, pig keeping, or any other intensive land use;
 - applications for development that would clearly have an impact on water quality.