

14/02/2008
C34**SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO5**.

RUTHERGLEN-WAHGUNYAH WASTEWATER TREATMENT PLANT SEPARATION DISTANCE**1.0**14/02/2008
C34**Statement of environmental significance**

Where sensitive land uses are not sufficiently separated from industries, amenity and quality of life in the adjacent area may be reduced, due to odour. Because it is not always possible to eliminate impacts on adjacent areas, it is unwise to permit land uses which would be sensitive to such reduced amenity to be located within the affected area.

The area covered by this schedule has been identified as potentially subject to non-routine emissions of odour from the Rutherglen-Wahgunyah wastewater treatment plant.

2.014/02/2008
C34**Environmental objective to be achieved**

- To provide a tool to mitigate any detrimental odour impacts caused by non-routine emissions from the Rutherglen-Wahgunyah wastewater treatment plant.
- To facilitate the ongoing operation of the wastewater treatment plant with potentially adverse off site amenity impacts in a manner that is consistent with the orderly and proper planning and protection of the environment.
- To ensure there is suitable separation between a potentially incompatible land use and sensitive land use.

3.014/02/2008
C34**Permit requirement**

A permit is not required to:

- Construct a building or construct a building or carry out works unless the building or works are associated with Accommodation, Child care centre, Education centre or Hospital on land which is within this schedule.

A permit is not required for an extension to buildings and works.

Notice requirement

Notice of the kinds of application listed below must be given under section 55 of the *Planning and Environment Act 1987* to North East Water as the referral authority:

- An application to subdivide land or construct a building or construct or carry out works associated with a sensitive use.

This requirement does not apply to an application to extend an existing building.

4.014/02/2008
C34**Decision guidelines**

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

- Whether the grant of a permit will adversely affect the ongoing operation of the wastewater treatment plant.
- The potential effect of odours caused by non-routine emissions from the wastewater treatment plant operations on the amenity of nearby sensitive land use.

- Whether the proposal is a sensitive land use that may be detrimentally affected by the wastewater treatment plant.
- Capacity of the plant to support future growth needs of the municipality or service district.
- Any provisions, conditions or requirements in a Works Approval and/or a Licence issued by the Environment Protection Authority for the wastewater treatment plant.

5.0

14/02/2008
C34

Application

The area covered by this schedule has been identified as potentially subject to non-routine emissions of odour from the Rutherglen-Wahgunyah waste water treatment plant. The extent of the separation distance which forms the basis of the ESO must be reviewed as part of the three year planning scheme review in consultation with the Environment Protection Authority and the plant operators. The review must have regard to the future growth needs of the community or service district, adoption of best practice technology, design and management, a revised risk assessment that may include air dispersion modeling and any EPA Works Approvals and / or Licences issued for the treatment plant.

References

- State environment protection policy (Air Quality Management).
- Recommended Buffer Distances for Industrial Residual Air Emissions, Publication AQ2-86, Environmental Protection Authority, 1990, or as amended.
- Review of Buffer Distances Surrounding Wastewater Treatment Facilities, Urban & Regional Planning, August 2001, conducted for North East Water.