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LOCAL PLANNING POLICIES

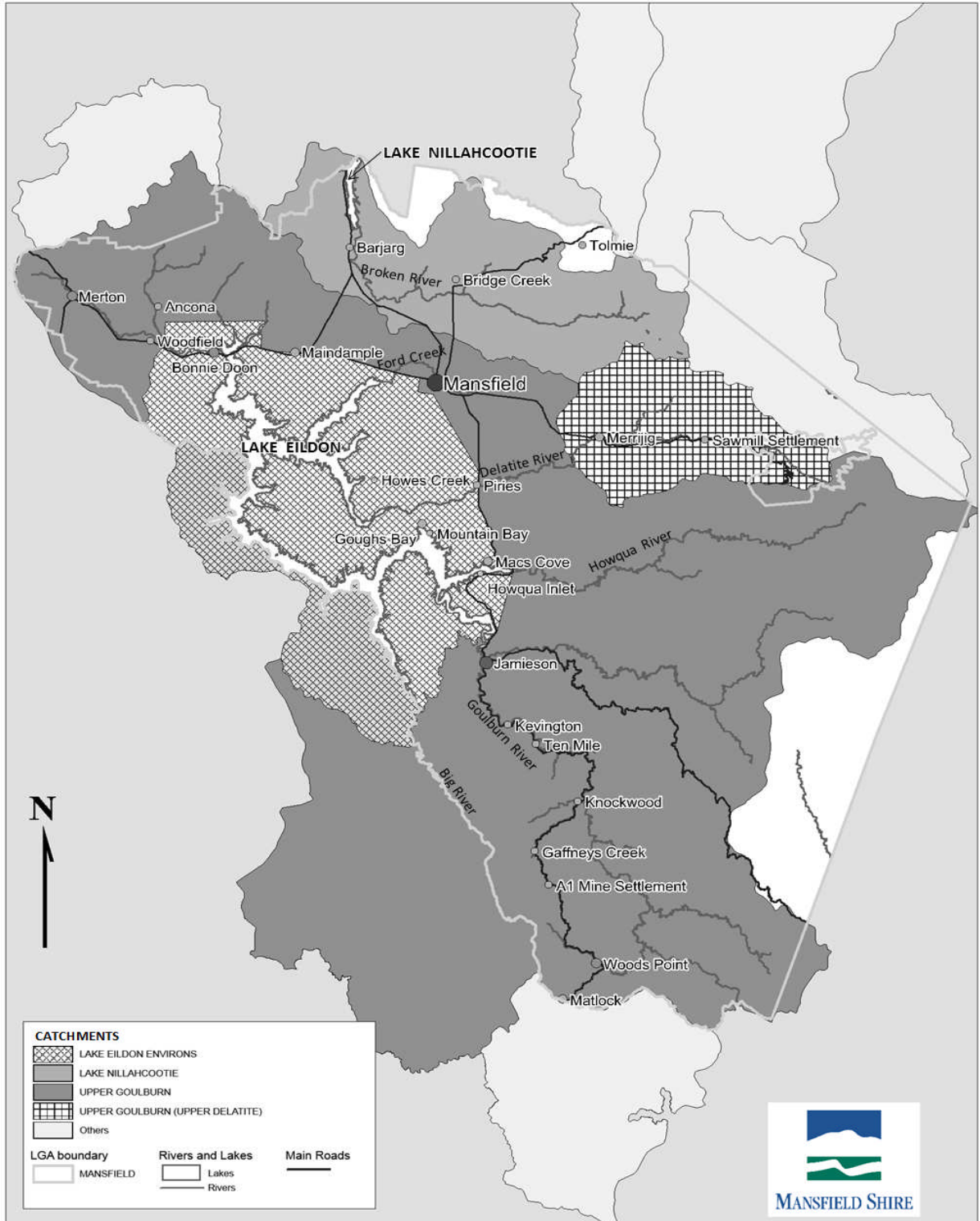
24/05/2018
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22.04

MANAGING WATER QUALITY IN SPECIAL WATER SUPPLY CATCHMENTS

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This policy applies to planning applications on land within a Special Water Supply Catchment Area listed under Schedule 5 of the Catchment and Land Protection Act 1994, as shown on the map below.



22.04-1 Policy Basis24/05/2018
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Clause 21.05-3 of the Municipal Strategic Statement supports recognition of the environmental significance of declared catchments and encourages land management practices that contribute to improvements in water quality.

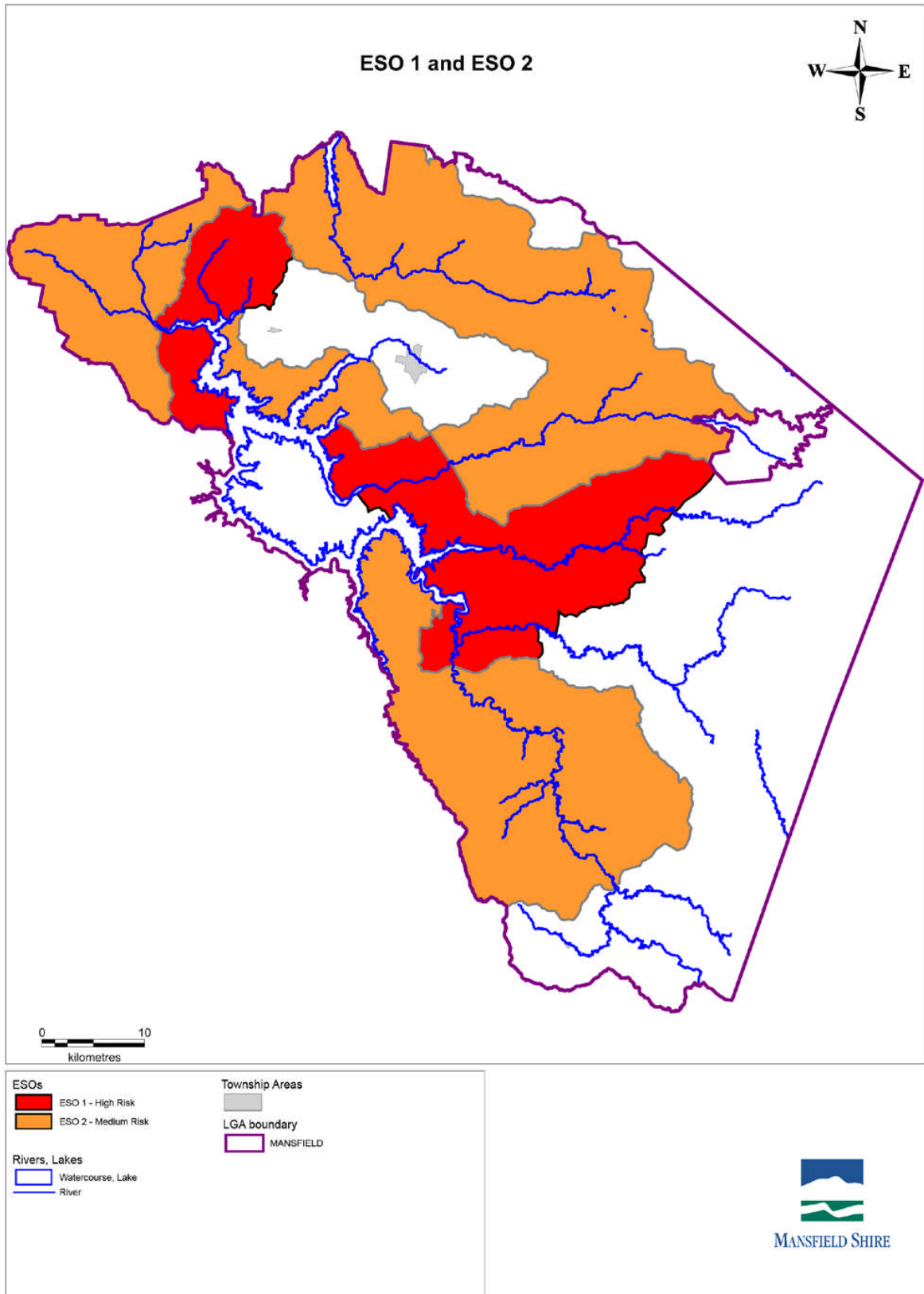
This policy seeks to avoid cumulative impacts to water quality from domestic wastewater and other activities. Cumulative impacts result from effluent that is not contained onsite within the boundaries of an allotment and results in nutrients, pathogens and other pollutants being transported to surface waters. This has a net effect on catchment health and public health.

Over 95% of the Shire lies within a declared catchment. Unsewered towns such as Goughs Bay, Macs Cove and Howqua are located on the shores of Lake Eildon, and Jamieson is located on two of the Lake's key tributaries.

The Upper Goulburn, Lake Eildon Environs and Upper Goulburn (Upper Delatite) Catchments supply irrigation and potable water to nearby townships and downstream communities. Lake Nillahcootie supplies irrigation water. Lake Eildon and Lake Nillahcootie are both used for recreational purposes.

This policy gives effect to the *Mansfield Shire Domestic Wastewater Management Plan 2014* (as amended). This document identifies how future growth and development can be managed to balance economic and social needs while contributing to the protection of water quality and catchment health. It also uses a scientific risk based approach to classify land at a sub-catchment scale into high, medium and low risk of adverse impacts from domestic wastewater.

This risk assessment has informed the application of two schedules to the Environmental Significance Overlay, ESO1 and ESO2 to high and medium risk areas respectively.



22.04-2 Objectives24/05/2018
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- To reduce the potential for domestic wastewater, particularly in unsewered areas, to cause cumulative impacts on public health, water quality and catchment health by implementing the recommendations of the *Mansfield Shire Domestic Wastewater Management Plan 2014* (as amended).
- To adopt a scientific, risk analysis based approach to management of development and subdivision within declared special water supply catchments.
- To ensure cumulative benefits are achieved through incremental upgrades of existing onsite wastewater management systems to meet current day standards.
- To maximise connections to reticulated sewerage infrastructure.
- To provide clarity for the community by identifying planning permit application requirements and development capacity in high, medium and low risk areas.
- To encourage the adoption of integrated water cycle management initiatives (such as those which minimise water consumption, recycle water and harvest rainwater) to achieve better domestic wastewater management and water quality outcomes, particularly in high risk townships.

22.04-3 Policy24/05/2018
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It is policy to:

- Consider the risk for potential cumulative impacts on catchment health and water quality when assessing applications within declared special water supply catchments.
- Support new development where connection to reticulated sewerage infrastructure is proposed or there is scientific evidence demonstrating the proposal does not have a cumulative impact on nutrient and pathogen loads.
- Encourage integrated water cycle management features in developments to reduce overall wastewater volumes and level of nutrients, pathogens and pollutants entering the catchment.

22.04-4 Application requirements24/05/2018
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Application requirements are based on the risk rating for the land established by the *Mansfield Shire Domestic Wastewater Management Plan 2014* (as amended) and indicated by the Environmental Significance Overlay (Schedules 1 and 2). The following information must be provided to the satisfaction of council and the relevant water authority:

All applications

- An individual site risk analysis by a suitably qualified person using the Edis Algorithm outlined in Chapter 5 of the *Mansfield Shire Domestic Wastewater Management Plan 2014* (as amended). The algorithm weights various risk factors according to their potential impact on a special water supply catchment.

Unsewered Land in High Risk Areas

- A land capability assessment by a suitably qualified person that:
- Follows each of the twelve steps outlined in the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended).
- Is informed by extensive soil testing including an in-situ permeability test, assessment of colloid stability, soil reaction trend and electrical conductivity of all soil horizons.
- Contains a water and nutrient balance calculation.
- Includes a feature survey identifying waterways, surface flow paths and buffers.

- Includes a management plan outlining what soil improvement works are required.

Unsewered Land in Medium Risk Areas

- A land capability assessment by a suitably qualified person that follows each of the twelve steps outlined in the *Code of Practice-Onsite Wastewater Management*, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended).

Unsewered Land in Low Risk Areas

- A design-based land capability assessment by a suitably qualified person.

Development and subdivision within a declared sewerage district

- If the lot is not currently connected to a reticulated sewerage system, written confirmation from Goulburn Valley Water that the land can be connected.

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Decision Guidelines

When considering an application, in addition to the decision guidelines in the zone and overlay, council will consider the following matters:

Greenfield subdivision and development

- The findings and recommendations of the land capability assessment, particularly the individual site risk analysis prepared using the Edis Algorithm.
- Whether all standards under the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended) and the Mansfield Shire Domestic Wastewater Management Plan 2014 (as amended) are met, particularly setback requirements to reservoirs and waterways.
- If connection to existing reticulated sewerage infrastructure is possible and practicable.
- If integrated water cycle management measures have been incorporated into the design to the satisfaction of council and the relevant water authority.
- The views of the relevant water authorities, as appropriate.

Infill development

- Whether the land capability assessment proposes mitigation measures to support a variation of one or more standards from the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended) on the basis that there will be no adverse impacts on catchment health or water quality to the satisfaction of Council and the relevant water authority.
- If connection to existing reticulated sewerage infrastructure is possible and practicable.
- If integrated water cycle management features have been incorporated into the design.

Redevelopment/extensions of existing unsewered dwellings

- If an incremental cumulative benefit is gained through the proposal by way of upgrades to the existing system.
- Whether the land capability assessment supports a variation of one or more standards from the Code of Practice-Onsite Wastewater Management, Environment Protection Authority Victoria Publication 891.4 July 2016 (as amended) on the basis that there will be no adverse impacts on catchment health or water quality to the satisfaction of Council and the relevant water authority.
- If integrated water cycle management features have been incorporated into the design.

- If connection to existing reticulated sewerage infrastructure is possible and practicable.

22.04-6 Policy References

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Mansfield Shire Domestic Wastewater Management Plan 2014 (as amended)

Code of Practice-Onsite Wastewater Management, Environment Protection Authority
Victoria Publication 891.4 July 2016 (as amended)

North East Planning Referral Committee Guidelines for the Protection of Water Quality
2016 (as amended)

*Ministerial Guidelines for planning permit applications in open, potable water supply
catchment areas, Department of Sustainability and Environment Melbourne November
2012*