

27/08/2009
C21**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO1****DESIGNATED WATER SUPPLY AREAS****1.0**01/11/2007
C16**Statement of environmental significance**

The areas affected by this Overlay include Special Water Supply Catchment Areas, Land Use Determination Areas (i.e. Landsborough (Malakoff Creek) Water Supply Catchment), and the environs of town water supply bores, controlled and managed by the relevant water authority (i.e. Central Highlands Water or Goulburn-Murray Water or Grampians Wimmera Mallee Water). These areas are the primary source of potable water supply for townships and (to a limited extent) rural residential settlements throughout the Pyrenees Shire and parts of other Shires to the east. These areas are shown in Figure 4(a) at Clause 21.07 of the scheme.

It is a matter of high priority that land within water supply catchments and the environs of town supply water bores is used and managed in a responsible manner, in order to protect the quality and quantity of water which is available to be harvested and supplied to consumers.

2.001/11/2007
C16**Environmental objective to be achieved**

To ensure the protection and maintenance of water quality and water yield within the designated water supply catchments as detailed in Clause 21.05-1.6.

To maintain and where practicable enhance the quality and quantity of water produced within the catchments and in waterways.

To protect the quality of surface and groundwater supplies within the Shire and the broader region.

To prevent erosion of land, pollution, siltation and eutrication of waterways, water bodies, storages and drains.

To ensure that catchment yield and environmental flows are maintained.

To manage the impact of incremental development on water quality and yield.

3.027/08/2009
C21**Permit requirements***Buildings and Works*

A permit is not required to construct a building or construct or carry out works for the following:

- the Landsborough Water Supply Upgrade Project.

A permit is not required to construct a building or construct or carry out works unless the buildings or works:

- are within 100 metres of a waterway, spring or bore, or within 300 metres of a water body or water supply channel;
- will generate wastewater or increase or potentially increase wastewater generation and will not be connected to reticulated sewerage;
- are within 6 metres of an effluent disposal field;

- include a site cut or fill of greater than one metre in depth or greater than 300 square metres in area;
- are for the construction or enlargement of a dam or swimming pool; and
- are to facilitate intensive animal husbandry, aquaculture or horticulture.

Vegetation

A permit is not required to remove, destroy or lop any vegetation except where:

- vegetation is within 30m of a waterway, waterbody or water supply channel
- the application proposes the mass clearance of more than 1 hectare of land.

A permit is not required to remove, destroy or lop any vegetation associated with:

- the facilitation of the Landsborough Water Treatment Plant.

Subdivision

A Permit is not required for subdivision of existing buildings in a sewerred area.

General Permit Application Requirements

The responsible authority may require any of the following information to accompany an application where it considers this to be necessary for the assessment of the proposal (having regard to the likely or potential environmental impacts which might be caused by the proposal):

- a site context plan showing the relationship of the subject land with:
 - surrounding land;
 - contours and soil type;
 - the locations of streams, watercourse, and water bodies;
 - boundaries of any land known to be subject to flooding or affected by or subject to erosion or salting.
 - existing trees or areas of substantial bush or forest.
 - existing buildings and their uses;
 - existing roads and hard-surface areas;
 - any reticulated services available to the land;
 - any existing water treatment and or disposal facilities
- A development plan which shows how the proposed development will relate to the site context features of the land as identified and, where relevant, what measures will need to be taken to address natural resource management issues, physical limitations and environmental hazards.
- A report from a qualified geotechnical engineer or wastewater practitioner which demonstrates that the land is capable of absorbing sewerage and sullage effluent generated on the lot and that a wastewater treatment system has been designed as part of the proposal to contain all wastewater on-site and will not impact on the beneficial use of surface or groundwater resources.

Referral of application

All applications 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

01/11/2007
C16

Decision guidelines

Before deciding on an application the responsible authority must consider:

- The issues (as appropriate) listed under the decision guidelines specified for the zone
- The slope, soil type and other environmental factors including the potential for pollution of waterways and groundwater.
- Any recommendations or requirements made in any land capability report or development plan.
- The need to maintain water quality at a local and regional level and whether the proposal is consistent with the provisions of any incorporated documents (including the state Environment Protection Policies – Waters of Victoria and Groundwaters of Victoria).
- The possible effect of the subdivision or development on the quality and quantity of water in waterways, water bodies, storages and drains.
- The preservation of and impact on soils and the need to prevent erosion.
- The need to manage incremental development that is likely to result in, or create a precedent for, development densities or activities likely to be detrimental to water quality or yield.
- The information contained in any site context plan or development plan which the Responsible Authority may have requested.
- Any relevant catchment management plan, policy strategy or Ministerial Direction (including the Interim Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any subsequent revision of that guideline).
- If within the Troy, Musical Gully and Avoca (Sugarloaf) catchments, Sections 5.2 and 5.3 of the Forest Management Plan – Midlands Forest Management Area (Department of Sustainability and Development).