

20/12/2012  
C34**SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the Planning Scheme Map as **ESO3****SNAKE VALLEY WASTEWATER TREATMENT PLANT ENVIRONMENTAL SIGNIFICANCE AREA****1.0 Statement of environmental significance**20/12/2012  
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The Snake Valley township is serviced by a common effluent sewerage scheme, whereby individual dwellings each have a septic tank for the primary treatment of sewerage, from which wastewater (ie: effluent) is pumped through a pressurised collection system to a centralised pumping station, and ultimately conveyed to the Snake Valley Wastewater Treatment Plant, which is located to the north-west of the township.

The treatment plant's ongoing operation is critical to the economic prosperity and environmental health of the Snake Valley township.

It is important that environmentally sensitive developments (ie: housing) does not occur within the immediate buffer area of the treatment plant in such a way that could constrain the treatment plant from ongoing operation and possible future expansion because of its inability to comply with the relevant environmental air emission standards.

This overlay control is aimed at responsibly regulating development within a 300 metre-wide buffer around the treatment plant.

**2.0 Environmental objective to be achieved**20/12/2012  
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The objectives to be achieved are:

- To prevent the establishment of sensitive uses in proximity to the treatment plant
- To avoid any future conflict between the treatment plant and residential and other sensitive uses in the immediate area
- To safeguard the ongoing operation of the treatment plant
- To protect existing and future land owners and occupants from potential adverse off-site amenity impacts from the treatment plant

**3.0 Permit requirement**20/12/2012  
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A permit is not required for:

- Works associated with an existing outdoor recreation facility.
- Garages, sheds and other non-habitable buildings, and any associated works.
- Works undertaken by the relevant Water Authority.

**Notice requirement**

Notice of all Applications must be given in accordance with Section 52(1)(c) of the Act to the authority specified in Clause 66.06 or a Schedule to that Clause.

**4.0 Decision guidelines**20/12/2012  
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The Responsible Authority must consider the:

- Existing use of land and the reason for the development in relation to that use.
- Possible effect of the development on the continued operation of the treatment plant.
- Effect of seasonal or peak loadings of wastewater treated at the treatment plant on the amenity of the area.
- Effect of climatic conditions (including temperature, wind speed and direction) on the amenity of the area.
- Protection of the treatment plant from inappropriate amenity-sensitive uses.
- Opportunity for a dwelling to be located outside of the control area, should this exist on the relevant lot or tenement.
- Management plan for the land, if one exists.