

19/01/2006
VC37

SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

SEWAGE TREATMENT PLANT AND ENVIRONS

1.0

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Statement of environmental significance

The land surrounding sewage treatment plants is of high importance in its role of providing a two-way buffer zone between nearby developments and such plants. It is significant in ensuring the long term protection of such key infrastructure facilities and enabling unobstructed expansion and facilitation of compatible land uses and developments in their vicinity.

2.0

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Environmental objective to be achieved

- To protect sewage treatment plants from the encroachments of incompatible development.
- To provide for a buffer area around the plant as required by the Environment Protection Authority.

3.0

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Permit requirement

A permit is not required to construct a building or to construct or carry out works, except those designed for:

- Accommodation, childcare, education, office, place of assembly and retail purpose.

A permit is not required to remove, destroy or lop vegetation, subject to the provisions of Clause 52.17

An application must be accompanied by supporting information and or plans to demonstrate:

- The site of the proposed buildings and works will not adversely affect or be affected by the sewage treatment facilities.

4.0

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Decision guidelines

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

- The purpose of the overlay.
- The views of the Environment Protection Authority of Victoria.
- The views of the relevant water authority responsible for operating the sewage treatment facility.
- The effect of any development on the operation of the treatment facilities.
- The prevention of inappropriate development in the vicinity of the treatment facility such that the long term future of the treatment works is not threatened.