

SCHEDULE TO THE PUBLIC USE ZONE

Public Land	Use or development	Conditions
White Swan Reservoir and adjacent land as delineated on Map 1 to this Schedule	Use and development for a water treatment plant and associated infrastructure and roads, by a private contractor engaged to provide water treatment services to the Central Highlands Water Authority.	<p>1. The use of the land, the activities conducted and the construction and carrying out of all building and works must be in compliance with an approved Development Plan and any written requirements imposed by the responsible authority. The Development Plan must be prepared in accordance with the Guidelines for preparation of the development plan for a water treatment plant at the White Swan Reservoir set out below.</p> <p>2. The use of the land and the operation of all plant and equipment must be in compliance with the EPA draft policy, Interim guidelines for control of noise from industry in country Victoria, but in any event noise at any point on the boundary of the land adjacent to the White Swan Reservoir shall not exceed 32 dB(A) Leq. between 1800 hours and 0700 hours.</p>

Guidelines for preparation of the development plan for a water treatment plant at the White Swan Reservoir

1. A Development Plan must be prepared in accordance with Condition 2 below to the satisfaction of the responsible authority. The Development Plan must be advertised and publicly displayed at the municipal office for at least two weeks before it is considered by the responsible authority.

Before deciding on an a request for the approval of a Development Plan, the responsible authority must consider, as appropriate:

- All submissions and comments received by it in response to the advertising or public display of the proposal.
- The purpose of the Zone.
- Potential off-site effects, including those associated with lighting, noise, and visual impact.
- The need or desirability of requiring the installation of visual screening devices or the retention or establishment of landscaped buffers.
- The orderly and proper planning of the locality.
- Balancing factors associated with public health and amenity benefits, which will result from the operation of the Water Treatment Plant.

The Development Plan may be amended to the satisfaction of the responsible authority. If, in the opinion of the responsible authority, the proposed amendment is significant in nature, then the advertisement and public display requirements for the preparation of a development plan included in Condition 1 above must first be complied with.

2. A Development Plan as referred to in Condition 1 must include the following information as appropriate:

- A description of the proposal, which includes:
 - The technical processes to be employed;
 - The types of plant and equipment to be used;
 - Chemicals to be stored and used on the site and measures to be employed to contain and safely dispose of these chemicals and their residues;
 - Methods to be employed in storing, treating and disposing of all waste materials (including sludge).
 - Noise emissions likely to occur from the treatment plant and associated facilities and measures (if any) that will be necessary to control such emissions;
 - Levels of illumination required and the types and performance characteristics of lighting installations proposed.
 - Design characteristics of the proposed buildings and works and their likely visual impact on any nearby properties;
 - Landscaping concept proposed;
 - Traffic generation characteristics;
 - Potential and likely off-site amenity and environmental impacts;
 - Statutory approvals required under separate legislation and actions proposed to obtain such approvals.
- A plan showing the boundaries and dimensions of the site and the extent of works to be undertaken to clear the site (including the removal of vegetation) so as to render it suitable for development.
- A plan showing the layout of the proposed buildings and works.
- Elevation drawings which show the height and shape of all buildings and works, and the colour and materials of all external finishes.
- Construction details of all drainage works, hardstand areas, driveways, and vehicle parking and loading areas.
- Plans and elevational drawings showing the proposed landscape treatment of the site, including a description of vegetation to be planted.
- Erosion and sediment control measures to be employed during both the construction and operational phases of the use.

Land	Advertising Sign Category
None specified	None specified

MAP 1 to the Schedule to Clause 36.01

