

08/02/2018
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SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

YARRAWONGA, BUNDALONG AND TUNGAMAH WASTE WATER TREATMENT PLANT BUFFER AREAS

1.0

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Statement of environmental significance

The Yarrawonga, Bundalong and Tungamah Waste Water Treatment Plants are essential and critical infrastructure servicing the Moira Shire. The inappropriate establishment or siting of odour-sensitive development could impact on the operation of these Plants. In order to protect the infrastructure and future expansion capacity from encroachment by inappropriate sensitive development the area of environmental significance has been established based upon research and odour modelling.

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Environmental objective to be achieved

- To ensure that the development of land around the Plant is compatible with the Plant's operation.
- To regulate the establishment and siting of odour-sensitive development so that the impact of any non-routine odour emissions from the Plant is minimised.
- To avoid residential development.
- To avoid development that requires the presence of a large number of people over an extended period of time.
- To avoid development that would compromise the ongoing operation of the Plant.

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Permit requirement

A permit is not required to:

- Construct a building or carry out works by or on behalf of the agency responsible for operation and management of the Plant, in connection with the operation of the plant.
- Conduct agricultural activities, including cultivation, the construction of a fence, outbuilding and dam.
- Construct a building or construct or carry out works undertaken by, or on behalf of, a municipal council, public authority or utility service provider in the exercise of any power conferred on them under any Act.

An application must be referred to the North East Region Water Corporation in accordance with Clause 66.04 or a schedule to that clause.

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Decision guidelines

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

- The proximity of the site to the Plant.
- The sensitivity of the proposed use of the development to odour that may be generated from the Plant.
- The availability of ameliorative measures on the site to reduce the impact of odour.
- The number of people likely to use the proposed development.
- The potential for the proposed development to expand and attract additional people.
- The degree of choice a person has to remain on the site associated with the development.
- The length and frequency of stay of any person on the site associated with the development.

MOIRA PLANNING SCHEME

- Built form of the development, including:
 - Building design to isolate the internal air environments for occupied rooms during an odour event.
 - The layout of buildings to maximise the separation distance to the Plant.
 - Building design to ensure apertures (including roller doors) are oriented away from the Plant.
- Vegetation to improve air flow turbulence.