

18/02/2010
C115

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

TATURA WASTE WATER TREATMENT COMPLEX ENVIRONMENTAL SIGNIFICANCE AREA

1.0

19/01/2006
VC37

Statement of environmental significance

The Tatura waste water treatment complex provides sewerage treatment and waste water disposal for the Tatura urban area including the major food processing industries of Tatura Milk Industries and Unifoods.

The complex's operation and expansion, particularly for additional land disposal of secondary treated effluent in lieu of discharge waterways, is critical to the continued economic and environmental prosperity of Greater Shepparton.

Land within this overlay should not be developed for any purpose that might compromise the complex's continued operation or expansion for sewerage and waste water treatment and disposal.

2.0

19/01/2006
VC37

Environmental objective to be achieved

A buffer needs to be maintained around the complex to restrict the intensity of housing development in its proximity and to direct residential development at an urban scale away from the complex. This will safeguard the complex's operations and avoid any future conflict between it and any residential expansion of Tatura. A buffer will also protect existing and future landowners from the consequences of effects of the complex.

3.0

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Permit requirements

An application for any development within this overlay 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.

A permit is not required for:

- The construction of a building undertaken by or on behalf of Goulburn Valley Water which is required for the ongoing management and operation of the waste water treatment complex.
- Works undertaken by or on behalf of Goulburn Valley Water required for the ongoing operation and maintenance of the waste water treatment complex.
- The construction of a building ancillary to the use of land for agriculture that is not a dwelling or a building for the storage of fuel, fertilisers, insecticides or similar chemicals.
- The construction of extensions or alterations to an existing dwelling where the floor area of the dwelling is not increased by more than 50m².

4.0

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Decision guidelines

Land within this overlay should not be developed for any purpose that would:

- Increase the number of dwellings on the land, other than for a dwelling required for farming purposes.
- Be impaired in its normal operation by odour emission from the waste water treatment complex.

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

- Any comments from Goulburn Valley Water.
- The effect of seasonal or peak loadings of effluent treated at the complex on the amenity of the area.
- The effect of climatic conditions, including temperature, wind speeds and directions, on the amenity of the area.

GREATER SHEPPARTON PLANNING SCHEME

- The need to protect the continued operation and expansion of the Shepparton waste water treatment complex.