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C59(Part1)

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO1**

PROCLAIMED CATCHMENT PROTECTION

1.0 Statement of environmental significance

19/01/2006
VC37

Hepburn Shire is situated in the Central Highlands at the source of a number of catchments linked to Port Phillip Bay or the Murray River. Protection of the quality of this water has significant local and regional implications, especially where these catchments provide domestic water supply.

2.0 Environmental objective to be achieved

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- To protect the quality of domestic water supplies within the Shire and the broader region.
- To maintain and where practicable enhance the quality and quantity of water within watercourses.
- To prevent increased runoff or concentration of surface water leading to erosion or siltation of watercourses.
- To prevent erosion of banks, streambeds adjoining land and siltation of watercourses, drains and other features.
- To prevent pollution and increased turbidity and nutrient levels of water in natural watercourses, water bodies and storages.

3.0 Mandatory Requirement

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- All on-site wastewater must be treated and disposed of in accordance with the relevant EPA Code of Practice – On Site Wastewater Management.
- All stormwater must be managed and discharged to the satisfaction of the responsible Authority and generally in accordance with the principles described in Urban Stormwater: Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).

4.0 Permit Requirement

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Buildings and Works

A permit is not required for:

- Buildings and works for a dwelling connected to a reticulated sewer system.
- Buildings and works associated with an existing dwelling provided the building and works are:
  - Extensions which do not generate additional waste water i.e any domestic waste water other than stormwater.
  - Connected to a reticulated sewer system
- Buildings and works if all of the following conditions are met:
  - all waste water (if any) is discharged to a reticulated sewerage system
  - any site cut required is less than one metre in depth
  - any site cut required is less than 300 square metres in area
  - no effluent is discharged less than 100 metres from a waterway
  - no stormwater is discharged less than 100 metres from a waterway unless into an approved drainage system.

- Buildings and works for a sign or fence.
- Constructing a dam under 3ML capacity if they are not on a waterway and is for stock and domestic purposes only.
- Development undertaken by a public authority to regulate the flow of water in a watercourse, regulate flooding or to construct or redirect a watercourse.
- Activities conducted on public land by or on behalf of the Department of Sustainability and Environment under the relevant provisions of the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Land Act 1958, the Crown Land (Reserves) Act 1978 or the Forests Act 1958.
- The construction of a building or carrying out of works associated with a utility installation required for the Goldfields Superpipe Project. The building and works must be in accordance with the Project Impact Assessment and Environmental Management Plan approved by the Secretary of the Department of Sustainability and Environment and the native vegetation offset plan approved by the Minister for Environment.

Vegetation

A permit is not required to remove, destroy, or lop vegetation, including dead vegetation unless the removal, destruction or lopping involves:

- Any vegetation on site area greater than 1 ha.
- Vegetation within 30 metres of a waterway.

Subdivision

A permit is not required to subdivide land if:

- The subdivision is for existing buildings that are connected to reticulated water and reticulated sewerage system.
- The subdivision is a two lot subdivision and each lot is connected to reticulated water and reticulated sewerage system.

General

Application Requirement

An application for a permit must be accompanied by the following information, where appropriate:

- A scaled site context plan showing the subject site and surrounding land including location of all water ways, drainage lines, water bodies, water supply channels or springs.
- The location and use of existing and proposed buildings and works, including proposed or existing waste water disposal areas and vehicle access.
- Details of degree and direction of slope, soil type, vegetation and drainage systems.
- A geotechnical report prepared by a suitably qualified persons which demonstrates that the land is capable of absorbing effluent generated on the lot and the likely impact of any on-site wastewater treatment system on surface and ground water resource and how such impact is to be mitigated.
- Any environmental management plan to be implemented as part of the proposal.

5.0 Referral/Notice Requirements

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Notice Requirements

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Referral

An application for a permit 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.

6.0 Decision guidelines

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Before deciding on an application the Responsible Authority must consider:

- Any comments of the relevant water authority.
- The slope, soil type and other environmental factors including the potential for pollution of waterways and ground water.
- The need to maintain water quality at a local and regional level.
- The possible effect of the development on the quality and quantity of water in local watercourses, storages, creeks and springs, including the impact on nutrient levels.
- The preservation of and impact on soils and the need to prevent erosion.
- The need to prevent or reduce the concentration or diversion of stormwater.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.