

19/01/2006
VC37

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1

SEWERAGE TREATMENT PLANT BUFFER AREA

1.0

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Statement of environmental significance

Nhill, Dimboola, Jeparit and Rainbow produce considerable quantities of sewerage which requires effective treatment before it can be released into the environment without negative impact. This overlay seeks to provide for the ongoing operation of the sewerage treatment plants for each of these towns.

2.0

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Environmental objective to be achieved

To ensure that the development of dwellings on land in the environs of the sewerage treatment plants at Dimboola, Jeparit and Rainbow takes place in a manner which will minimise the potential for future residents to be adversely effected by odours and other adverse impacts emanating from these plants.

3.0

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Permit requirement

A permit is not required to construct a building which will be used for other than Accommodation purposes.

A permit is not required to construct or carry out works which do not relate to an Accommodation purpose.

4.0

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Decision guidelines

Before deciding on an application to construct a building to be used for Accommodation purposes or for the construction or carrying out of works which relate to an Accommodation purpose, the responsible authority must consider:

- the potential effect on future residents of odours emanating from the respective treatment plants;
- whether the accommodation may be sited in a manner which will reduce the likelihood of future residents being adversely effected by odour; and
- the objectives of the zone within which the land is situated.