

03/04/2008
C16

SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO3**.

STAWELL WASTEWATER TREATMENT PLANT BUFFER AREA

1.0

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Statement of environmental significance

The Stawell waste water treatment plant provides sewerage treatment and waste water disposal for the Stawell urban area.

The plant's operation is critical to the continued economic and environmental prosperity of Stawell.

It is important that the waste water treatment plant be protected from inappropriate land use and development that may compromise or be detrimental to the plant's ongoing operations.

The area covered by this schedule has been identified as potentially subject to non-routine emissions of odour from the Stawell waste water treatment plant.

2.0

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Environmental objective to be achieved

- To ensure that the siting and location of a sensitive use within proximity to the waste water treatment plant will not have detrimental impact on the ongoing operation of the plant.
- To ensure that there is suitable separation between the Stawell waste water treatment plant and the location of a sensitive use.

3.0

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Permit requirement

A permit is not required to:

- Construct a building or construct a building or carry out works unless the building or works are associated with Accommodation, Child Care Centre, Education Centre or Hospital on land which is within the area covered by this schedule.

This does not apply to an extension to an existing building or works.

Notice requirement

Notice of the kinds of application listed below must be given under section 52 (1) (c) of the Planning and Environment Act 1987 to the person or body specified as a person or body to be notified in Clause 66.06:

- An application to subdivide land or construct a building or construct or carry out works associated with Accommodation, Child Care Centre, Education Centre or Hospital on land which is within the area covered by this schedule.

This requirement does not apply to an application to extend an existing building or works.

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Decision guidelines

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

- The potential effect of odours caused by non-routine emissions from the wastewater treatment plant operations on the amenity of nearby sensitive land use.

- Whether the grant of a permit will adversely affect the ongoing operation of the wastewater treatment plant.
- Whether the proposal is a sensitive land use and/or development that may be detrimentally affected by the wastewater treatment plant.
- Capacity and operation of the plant to provide for future growth needs of the service district.
- Any provisions, conditions or requirements in a Works Approval and/or a Licence issued by the Environment Protection Authority for the wastewater treatment plant.
- The comments received from any person or body specified in the schedule to Clause 66.06.

5.0

References

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State Environment Protection Policy (Air Quality Management).

Recommended Buffer Distances for Industrial Residual Air Emissions, Publication AQ2-86, Environmental Protection Authority, 1990, or as amended.

SKM final report titled 'Stawell Wastewater Treatment Works – Establishment of an Odour Buffer Distance' dated 30 June 2005