

03/05/2018
C105**SCHEDULE 5 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO5.

BARANDUDA AND WEST WODONGA WASTEWATER TREATMENT PLANT BUFFER AREAS**1.0**03/05/2018
C105**Statement of environmental significance**

The Baranduda and West Wodonga Waste Water Treatment Plants (the Plants) are essential and critical infrastructure servicing the City of Wodonga. The inappropriate establishment or siting of odour sensitive development could impact on the operation of these facilities. 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.

2.003/05/2018
C105**Environmental objective to be achieved**

To protect the Plants from encroachment of development and associated uses which may adversely impact on the ongoing operation of the Plants.

3.003/05/2018
C105**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 Plants;
- 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; and
- Remove, destroy or lop any non-native vegetation.

See 42.01-4 for relevant provisions

4.003/05/2018
C105**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The views of the North East Region Water Corporation in accordance with clause 66.04.
- The avoidance of development (particularly residential development) and associated odour sensitive uses which may adversely impact on the ongoing operation of the Plants.
- The proximity of the site to the Plants.
- The sensitivity of the proposed use of the development to odour that may be generated from the Plants.
- The number of people likely to use the proposed development, including the length and frequency of stay.
- 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.
- Whether the siting, layout and built form of the development is designed to minimise odour sensitivity, including:
 - Siting and layout of buildings to maximise the separation distance to the Plants;

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- Building design to isolate the internal air environment for occupied rooms (such as offices) during upset conditions;
 - Building design to ensure that openings (such as roller doors) are orientated away from the Plants; and
 - Landscaping (including appropriate vegetation) which provides a windbreak and improves air flow turbulence.
- Whether the development replaces an existing development, particularly an existing dwelling or other odour sensitive development.
 - Whether the odour sensitive development can reasonably be sited in an alternative location, outside the overlay area.

See 42.01-4 for relevant provisions