

03/03/2016
C31

SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

BENALLA WASTEWATER TREATMENT FACILITY

1.0

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Statement of environmental significance

The Benalla Wastewater Treatment Facility (Facility) is essential and critical infrastructure servicing the Benalla Rural City. The inappropriate establishment or siting of odour-sensitive development could impact on the operation of the Facility. 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.

2.0

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Environmental objective to be achieved

- To ensure that the development of land around the Facility is compatible with the Facility's operation.
- To regulate the establishment and siting of odour-sensitive development so that the impact of any non-routine odour emissions from the Facility is minimised.
- To avoid residential development.
- To avoid development that requires the presence of a large number of people over an extended period of time.
- To avoid development that would compromise the ongoing operation of the Facility.

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Permit requirement

A permit is required for development of land. This does not apply if a development is specifically listed in this schedule as a development for which a permit is not required.

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 Facility;
- 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.

An application must be referred to the North East Region Water Corporation in accordance with Clause 66.04 or a schedule to that clause.

4.0

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Decision guidelines

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

- The proximity of the site to the Facility.
- The sensitivity of the proposed use of the development to odour that may be generated from the Facility.
- The availability of ameliorative measures on the site to reduce the impact of odour.
- The number of people likely to use the proposed development.
- 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.

BENALLA PLANNING SCHEME

- The length and frequency of stay of any person on the site associated with the development.
- Built form of the development, including:
 - Building design to isolate the internal air environments for occupied rooms during an odour event.
 - The layout of buildings to maximise the separation distance to the Facility.
 - Building design to ensure apertures (including roller doors) are oriented away from the Facility.
 - Vegetation to improve air flow turbulence.