

19/01/2006
VC37

SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO5.

BALLAN SEWAGE TREATMENT PLANT BUFFER AREA

1.0

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Statement of environmental significance

The town of Ballan produces a considerable quantity of sewage 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 sewage treatment plant.

2.0

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Environmental objective to be achieved

To prevent the development of habitable buildings within proximity to the Ballan sewage treatment plant where the occupants may be adversely affected by the plant. To ensure the development within 700 metres of the plant takes place in a manner which minimises the adverse effects of the plant.

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Permit requirement

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

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, as appropriate:

- The potential effect on future residents of odours emanating from the existing and future sewage treatment plant operation.
- Whether the Accommodation may be sited in a manner which will reduce the likelihood of future residents being adversely affected by odour.

5.0

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Referral

All applications 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.