

25/07/2019  
C106well**SCHEDULE 8 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO8.

**SPECIAL WATER SUPPLY CATCHMENT AREAS****1.0**25/07/2019  
C106well**Statement of environmental significance**

Substantial areas of rural land in the Wellington Shire are located in catchments that are used to provide water for urban, domestic, and irrigation water supply. These catchments are in a Special Water Supply Catchment Area as defined in the Catchment & Land Protection Act 1994.

The supply of quality water for a range of uses including human consumption, domestic, rural irrigation, and industrial activities depends on sound management of water supply catchments.

As most water supply catchments are large and water take-off tends to occur low down in the catchments, it is particularly important that land use or development close to the take-off sources is strictly controlled.

In managing water supplies, water authorities are concerned to ensure that land and water management practices do not impair the quality of water. In particular, such practices must not lead to an increased occurrence of blue green algal blooms. It is accepted that one of the key factors leading to the development of algal blooms is excess quantities of the plant nutrients phosphorous and nitrogen. Phosphorus, in particular, plays a key role.

**2.0**25/07/2019  
C106well**Environmental objective to be achieved**

- To protect water quality and quantity in catchments used for domestic and rural water supply.
- To protect aquifer recharge areas.
- To manage land use or development in water catchments to ensure that they do not have off-site effects which could adversely affect water quantity.
- To minimise residential development and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points.
- To encourage retention of natural vegetation and the establishment of new vegetation cover.
- To encourage farm practices that minimise nutrient inputs to waterways.
- To encourage the development of whole farm planning.
- To encourage new development proposals which result in reduced nutrient flows.

**3.0**25/07/2019  
C106well**Permit requirement**

A permit is not required for any building in association with:

- Informal outdoor recreation.
- Minor utility installation.
- The following agricultural activities:
  - Fencing and gates.
  - Ploughing and similar activities, except within 100 metres of a lake, wetland, or waterway.
  - Dams.
  - Windmills and solar units.
  - Outbuildings less than 100 square metres gross floor area.

- River or lake shore management works by a public authority.
- Any works or actions by a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk, or preserve public safety.

A permit is not required for buildings or works undertaken by, or on behalf of, the Department of Environment, Land, Water and Planning on coastal Crown Land under relevant legislation.

A permit is not required for buildings and works undertaken by, or on behalf of, Parks Victoria in relation to its obligation under relevant legislation.

#### 4.0

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#### Application requirements

Any application to construct a building within 100 metres of a waterway or wetland for a use which would generate effluent should include evidence that the building site is capable of containing an appropriate water treatment system by providing either a Soil Percolation Test in accordance with Appendix B of the *Code of Practice - Septic Tanks On Site Domestic Wastewater Management*, EPA Publication No. 451, March 1996 (as amended); or an approved land capability assessment including assessment of the effluent disposal system in accordance with the requirements of the "Code of Practice - Septic Tanks".

#### 5.0

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#### 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 likely impacts of the proposed development on water quality and quantity in the catchment.
- Whether new development proposals will lead to an increase in the amount of nutrients reaching streams, surface water bodies and groundwater.
- Whether subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near take-off points are appropriate.
- Whether subdivision and intensive farming activities in aquifer recharge areas is appropriate.

#### REFERRAL OF APPLICATIONS

Any application for buildings and works and subdivision within this overlay 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.