

22.0419/01/2006
VC37**22.04-1**19/01/2006
VC37**INFRASTRUCTURE****Effluent Disposal and Water Quality**

This policy applies to development within those areas that are not presently serviced with reticulated sewerage and to those developments which may impact on water quality.

Policy Basis

Some areas in the Shire do not have suitable land capability to enable environmentally sustainable effluent disposal and costly infrastructure measures have been required in the past that would have preferably been avoided the protection of water quality is the key to environmental health, quality of life and industries in the Shire.

Objectives

To ensure that use and development seeks to avoid, mitigate or repair degradation of water resource.

To ensure that use and development complies with the relevant State requirements and guidelines, particularly the Code of Practice - Septic Tanks, Environment Protection Authority, March 1996.

To ensure that surface and ground water quality is not adversely affected by use and development.

To prevent the discharge of effluent off site.

To enable alternative effluent disposal systems, such as package treatment plants and compost toilets to be used where environmental conditions prevent the disposal of waste by septic tank.

Policy

It is policy that:

- All new use and development of land that proposes or requires waste water treatment locate effluent disposal systems and irrigation fields so as to avoid contamination of surface waters, supply channels and domestic water supply reservoirs and catchments.
- The minimum distances for locating effluent areas are as set out in the Code of Practice – Septic Tanks, Environment Protection Authority March 1996.
- Commercial, residential or industrial land uses or development not connected to an approved waste water treatment system demonstrate that there will be no decrease in the quality of water in any adjacent or nearby watercourse, aquifer or watertable.
- Applicants be requested to provide a report demonstrating that the proposed density of septic tanks (effluent disposal system) will not overload the natural environment with effluent and lead to pollution of watercourses or other properties and that the design and location of septic tanks is appropriate to the site and environmental characteristics of the allotment.

22.04-219/01/2006
VC37**Infrastructure Provision**

This policy applies to areas of urban and residential development.

Policy Basis

The Yarriambiack Shire is characterised by a large number of townships, many of which have limited infrastructure services. It is essential that infrastructure services are provided that contribute to functional and attractive living environments and also to ensure environmental quality is maintained.

Objectives

To encourage the efficient, and orderly provision of public services and facilities provision including reticulated water, sewerage (if available), power, communications and drainage

To ensure the water quality downstream of residential development is not detrimentally affected by residential development

To ensure all roads that service new residential development are fully constructed and sealed.

To encourage the potential for infrastructure augmentation within existing and proposed urban areas.

Policy

It is policy that proposals to use or develop land for residential purposes will be able to demonstrate:

- Availability of stormwater drainage and downstream retardation works (if necessary) to alleviate flooding, siltation of watercourses or potential erosion.
- Availability of reticulated water. If reticulated water is not available, that an alternative adequate potable water supply is available.
- Availability of reticulated wastewater. If reticulated wastewater is not available, the alternative means for disposal of wastewater and sullage.
- Availability of power.
- The standard of road construction proposed to service the development will be adequate to accommodate the expected volume of traffic.
- All planning permit applications in the Grampians Water Districts for commercial, industrial and residential development and subdivisions including single dwellings or any other proposal which has the potential to create a demand for Grampians Water must notify Grampians Water under s.52 of the Planning and Environment Act 1987.

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Water Infrastructure

This policy applies to new commercial, industrial and residential development outside Grampians Regional Water Authority declared Urban Water Districts.

Policy Basis

Water supply is a fundamental requirement of new use and development. It is essential that water infrastructure needs are addressed at an early stage in the development process.

Objectives

To ensure that new uses and developments of land have an adequate water supply.

Policy

It is policy that:

- The responsible authority seeks advice from Grampians Regional Water Authority, in relation to applications received for commercial, industrial and residential development and subdivision, including single dwellings, or any other proposal outside the designated Grampians Urban Water Districts, that has the potential to create a demand for Grampians Regional Water Authority Infrastructure.