

18/03/2010
C137

SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3

WATER CATCHMENT AREAS

1.0

18/03/2010
C137

Statement of environmental significance

This overlay affects land within catchments providing a potable water supply to Ballarat and urban areas to the north.

2.0

18/03/2010
C137

Environmental objective to be achieved

- To provide for the appropriate development of land within proclaimed water catchments;
- To control development within proclaimed water catchments where such development may have an impact on the use of water for domestic and other purposes;
- To protect the water quality and water yield within the catchments.

3.0

18/03/2010
C137

Permit requirement

A permit is required where land is not connected to reticulated sewerage and facilities are to be provided for the onsite disposal and treatment of waste water.

4.0

18/03/2010
C137

Application requirements

Where a permit is required the following requirements apply:

- The land must be capable of absorbing the sewage and sullage effluent generated within it in accordance with the requirements of the Septic Tanks Code of Practice;
- Where an application proposes to locate a dwelling and any septic tank effluent absorption area within:
 - 100 metres of a watercourse;
 - 250 metres of any watercourse where adjoining escarpments or slopes are greater than 25%;
 - or
 - a wetland,
- satisfactory evidence must be provided to show why the dwelling and septic tank effluent absorption area cannot be located outside these areas;
- The landowner/applicant at his/her own cost must enter into an Agreement with the responsible authority and the relevant water authority under Section 173 of the Planning and Environment Act 1987. The Agreement must require;
 - an annual inspection of any septic tank and absorption field or other domestic sewage treatment plan;
 - that any inspection be made after the issue of the Certificate of Approval to use the septic system as required by the Environment Protection Act or under the supervision of Council;
 - that any inspection be made by, or under the supervision of an Environmental Health Officer;
 - that a written report on any inspection be given to the responsible authority and relevant water authority;
 - the landowner to meet the costs of any inspections;
 - the landowner to carry out any works as are found necessary by the inspecting Environmental Health Officer to ensure the continued operation of the sewage treatment process in compliance with the requirements of environment protection legislation; and

- that any septic tank is desludged at least once every three years at the landowner's cost.

5.0

18/03/2010
C137

Decision guidelines

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

- The effect on the water quality and quantity of watercourses and drainage characteristics of the area.
- Methods proposed for the disposal of stormwater and treatment and disposal of all sewage and sullage.
- The requirements and provisions of the State Environmental Protection Policy (Waters of Victoria).
- The requirements and provisions of the "Septic Tanks Code of Practice".
- The requirements and provisions of any relevant Catchment and Land Protection Plan.