

40/09/2021  
G434macr

**SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO4.

**EPPALOCK ~~PROCLAIMED~~ SPECIAL WATER SUPPLY CATCHMENT**

**1.0 Statement of environmental significance**

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The cumulative impacts of development in declared special water supply catchments has the potential to gradually diminish the quality and quantity of water in the catchments. Diminished water quality also increases the risk to human health and the health of all communities that rely on water from the catchment.

~~Lake Eppalock is a major water storage and recreational facility located within the Campaspe River catchment. It is a major source of water for irrigation, stock and domestic and urban water supplies for towns within the municipality~~ Water Act 1989) within the catchment is an essential component in ensuring the continued availability of water quantity and quality, while also protecting and restoring the health of the natural resources and environmental systems within the catchment.

The management of land in the catchment must:

- Focus on the long-term protection of the natural resources and environmental systems.
- Encourage the implementation of measures to minimise detrimental impacts on the quality and quantity water within a declared special water supply catchment.

**2.0 Environmental objective to be achieved**

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To ensure ~~the protection and maintenance of water quality and water yield within the Eppalock Water Supply Catchment Area as listed under Section 5 of~~ development protects, restores and enhances natural resources and environmental systems and minimises detrimental impacts on the quality and quantity of water in the ~~Catchment and Land Protection Act 1994~~ catchment.

**3.0 Permit requirement**

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VE205

~~Buildings and~~ A permit is required to construct or carry out works for a fence.

This does not apply to a fence that is either:

- Greater than 10 metres away from the nearest edge of a waterway.
- A temporary fence of post and wire construction being used to protect any vegetation, work site or waterway where it will not remain in place for longer than 12 months.

~~No~~ A permit is ~~required for buildings and works except for~~ not required to:

- Accommodation (including a Dwelling) which is not connected to reticulated sewerage.
- Buildings and works for Intensive animal husbandry.

~~No permit is required for the removal, destruction or lopping of any vegetation required for the construction of the Calder Highway/Freeway between Kyneton and Faraday, or local access, service and deviation roads, carried out by or on behalf of the Head, Transport for Victoria on land within a Transport Zone 2 (TRZ2), or within a Public Acquisition Overlay (PAO):~~

- Construct a building or construct or carry out works that is connected to a reticulated sewerage system and located more than 30 metres from a waterway for:
  - .. A dwelling.
  - .. An extension to an existing dwelling.

- Construct a building or construct or carry out works that are located more than 30 metres from a waterway, if all of the following are met:
  - .. The building and works do not generate any additional wastewater unless it is connected to a reticulated sewerage system,
  - .. Any site cut required is less than one metre in depth.
  - .. Any site cut required is less than 300 square metres in area.
  - .. No stormwater is discharged within 100 metres from a waterway unless it is discharged into the street drainage system or into a legal point of discharge.
  - .. The buildings and works are an extension to an existing building and the extension does not encroach on the capacity of the existing effluent disposal field.
- Remove, destroy, or lop vegetation including dead vegetation unless the removal, destruction or lopping involves native vegetation on land within 30 metres of a waterway.
- Subdivide land for either:
  - .. An existing building or into two lots connected to a reticulated water and reticulated sewerage system.
  - .. A lot of 40 hectares or greater.
- Construct a building, construct or carry out works, construct a fence the removal, destruction or lopping of any vegetation, or to subdivide land that is undertaken by or on behalf of a Minister, government department, public authority or municipal council.
- Construct a building or construct or carry out of works associated with any activities conducted on public land by or on behalf of the public land manager under the relevant provisions of the *Crown Land (Reserves) Act 1978, Fisheries Act 1995, Forests Act 1958, Land Act 1958, Local Government Act 1989, National Parks Act 1975, Reference Areas Act 1978, Water Act 1989 or Wildlife Act 1975.*

**Referral requirement**

Any application 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.

A referral agreement between the responsible authority and the referral authority may be in place that may affect the above requirement.

**4.0 Application requirements**

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6434macr Proposed C145macr

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A scaled and dimensioned site context plan showing the site and surrounding land including the location of all waterways, drainage lines, water bodies, water supply channels or springs and vegetation.  
A plan of the whole site indicating the location of all water storages, creeks, streams and springs.
- A scaled and dimensioned plan showing the location and use of existing and proposed buildings and works, including proposed or existing waste water disposal areas and vehicle access.  
A plan indicating the location of existing and proposed buildings and points of vehicle access to the site.
- A geotechnical report and land capability assessment prepared by a suitably qualified person(s) demonstrating:  
A plan indicating the location of any proposed septic tank system.

- .. Details of degree and direction of slope, soil type, vegetation and drainage systems on the site.
  - .. That the land is capable of absorbing effluent generated on the lot.
  - .. The likely impact of any on-site wastewater treatment system on surface and ground water resources and how such impact is to be mitigated.
- A plan to be implemented as part of the development outlining measures to protect and enhance the natural environment of the area, including:
  - ~~A plan indicating the location of native vegetation on site.~~
  - .. Stormwater treatment and management including how the development plans reduce the volume and velocity of storm water exiting the property.
  - .. Proposed vegetation retention and revegetation including native vegetation buffers along waterways, drainage lines and property boundaries.

## 5.0 Decision guidelines

~~10/09/2021~~ ~~6434macr~~ ~~Proposed C145macr~~ 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:

- ~~Whether the proposed development provides a net benefit to the stability and health of the waterway.~~
- The potential impact of the development on the quantity and quality of water in waterways, drainage lines, water supply reservoirs and springs.
  - ~~The impact of the development on the water catchment.~~
- Whether the development provides buffers to and from waterways, drainage lines, gullies, property boundaries and any existing or new disposal areas or systems.
  - ~~The need to protect vegetation and habitat and the role these attributes play in improving and assisting in the maintenance of water quality. In particular, the need to maintain and revegetate land within 30 metres of a watercourse.~~
- ~~The need to retain vegetation which prevents or limits adverse effects on ground water recharge.~~
- ~~The need to address any existing land degradation and prevent further land degradation as a result of the proposal.~~
- Whether the development minimises the detrimental impacts of nutrient loads, turbidity and siltation in waterways, drainage lines and water supply reservoirs through improving the filtration and infiltration of water.
  - ~~Whether any proposed effluent and irrigation fields are within 100 metres of any watercourse.~~
- How the development decreases or reduces the velocity of stormwater into waterways, drainage lines and water supply reservoirs.
  - ~~How any proposed septic tank or other form of waste water treatment may impact the quality of water in the catchment. This should include demonstration that the proposed density of septic tanks in the area:~~
    - ~~- Will not overload the natural environment with effluent and lead to pollution of watercourses or other properties.~~
    - ~~- That the design and location of septic tanks is appropriate to the site and environmental characteristics of the allotment.~~
    - ~~- That the disposal of effluent will not result in the discharge of waste water from the site.~~
- Whether the development provides measures to prevent erosion of natural features, including banks, streambeds and adjoining land.

## MACEDON RANGES PLANNING SCHEME

~~The need to include litter traps and artificial wetlands in development proposals to improve the quality of discharge from new developments prior to discharge to water courses and to minimise the amount of sediment and litter entering waterways from new development.~~

- ~~Whether sewage, sullage, stormwater and other wastes can be treated on site without polluting waterways or ground water.~~  
~~Any relevant land capability study or relevant Catchment and River Health Strategy for the area.~~
- ~~Any approved local land care policies and plans.~~