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Proposed C145macr

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO4**.

EPPALOCK 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.

The protection, restoration and enhancement of all waterways (as defined by section 3 of the *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 development protects, restores and enhances natural resources and environmental systems and minimises detrimental impacts on the quality and quantity of water in the catchment.

3.0 Permit requirement

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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.

A permit is not required to:

- 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.

4.0 Application requirements

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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 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 geotechnical report and land capability assessment prepared by a suitably qualified person(s) demonstrating:
  - 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:
  - 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

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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 potential impact of the development on the quantity and quality of water in waterways, drainage lines, water supply reservoirs and springs.
- Whether the development provides buffers to and from waterways, drainage lines, gullies, property boundaries and any existing or new disposal areas or systems.

- 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.
- How the development decreases or reduces the velocity of stormwater into waterways, drainage lines and water supply reservoirs.
- Whether the development provides measures to prevent erosion of natural features, including banks, streambeds and adjoining land.
- Whether sewage, sullage, stormwater and other wastes can be treated on site without polluting waterways or ground water.