

19/01/2006
VC37**SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO3.

TRAFALGAR SAND RESOURCE**1.0**19/01/2006
VC37**Statement of environmental significance**

The Trafalgar area contains a sand resource that is considered to be of State significance and which has the potential for development as a sand supply region for the Melbourne area in the medium to long term. The adjoins in part the Sweetwater Creek Flora and Fauna Reserve. Environmental values of the area require appropriate planning protection.

2.019/01/2006
VC37**Environmental objective to be achieved**

- To provide a basis for the long term protection of sand resources from sterilisation by inappropriate development.
- To provide a basis for the long term availability of sand resources for use by the community with minimal detriment to the environment.
- To assist in considering extractive industry values in long term strategic planning as well as local strategy plans.
- To ensure that planning or responsible authorities consult with all relevant agencies about land use proposals which may impact on the reduction of stone resources within these areas.
- To ensure uses of sand resource areas are compatible with the potential future extraction of the resources.
- To enable appropriate areas of sand deposits to be extracted in a manner which protects environmental and social values.
- To protect the water quality of adjacent watercourses and catchment.
- To provide for progressive rehabilitation of sand extraction sites to a condition suitable for an appropriate end use having regard to:
 - Environmental, agriculture or water quality issues.
 - Compatibility with adjacent land uses.

3.019/01/2006
VC37**Permit requirement**

A permit is not required for:

- Buildings and works involved with the construction, alteration or extension of a dwelling or dependent persons unit on the land.
- Buildings and works involved with the construction, alteration or extension of an outbuilding where that outbuilding has and will have a floor area less than 200 square metres.
- Earthworks ancillary to any of the above.

All applications for development 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.

4.0

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Decision guidelines

Before deciding on an application to develop land, the responsible authority must consider:

- Interim uses of resources areas
- Whether the development of land within the area will adversely effect the future extraction of the underlying sand resource.
- The suitability of rehabilitation plans prepared for the site.

Water quality

Whether all reasonable measures to ensure that the operation will not diminish the quality of any groundwater or any surface water beyond the site have been taken.

Transport infrastructure

Whether a transport infrastructure plan has been prepared and the level of upgrading or financial contribution proposed.

A transport infrastructure plan will consider:

- The capacity of existing road infrastructure.
- The proposed heavy vehicle use emanating from the extractive industry.
- The carrying capacity and safety of alignment for heavy vehicles.
- The drainage, bridges and stormwater infrastructure.
- The demonstrated need for road improvements.
- The apportionment of cost with other heavy vehicles users.
- Whether the upgrading is required as a direct consequence of quarry vehicles.

Landscape quality

Whether measures have been taken to ensure that the proposal does not have an adverse visual impact.