

05/06/2014
C29**SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO2**.

Protection Of Waterways**1.0****Statement of environmental significance**05/06/2014
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Salt Creek and the Wannon River play a key role in the landscape character of the township as well as maintaining clean water, soil stability and habitat for flora and fauna. The management of land adjacent to streams and watercourses is necessary to reduce erosion, maintain vegetation and habitat, and improve water quality.

2.0**Environmental objective to be achieved**05/06/2014
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- To maintain water quality.
- To maintain the ability of streams and watercourses to carry natural flows.
- To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.
- To protect and encourage the long term future of flora and fauna habitat in and along watercourses.
- To ensure development does not occur on land liable to flooding and minimise the potential for damage to human life, buildings and property caused by flood events.
- To prevent pollution, elevated nutrients and increased turbidity in natural watercourses.
- To prevent increased surface run-off or concentration of surface water run-off leading to erosion or siltation of watercourses.
- To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.
- To restrict the intensity of use and development of land and water to activities which are sensitive to environmental values and which are compatible with potential drainage or flooding hazards.

3.0**Permit requirements**05/06/2014
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A permit is not required:

- To construct a residential or commercial building provided:
 - The building is connected to reticulated sewerage; and
 - Written advice has been received from the relevant Floodplain Management Authority stating that the proposed building envelope is on land that is higher than the estimated 100 year ARI flood level.
- To construct or carry out works by a public authority to:
 - Regulate the flow of water in a watercourse.
 - Regulate flooding.
- To construct buildings or construct or carry out works associated with a minor utility installation.

- To construct buildings or construct or carry out works associated with informal outdoor recreation.
- To erect or display a sign.
- To construct a pergola, patio or decking.

4.0

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Referral requirement

Any application to use and develop land 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.

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Decision guidelines

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

- The existing use of land and the reason for development in relation to that use.
- The possible effect of the development on the quality and quantity of water.
- The preservation of and impact on soils and the need to prevent erosion.
- The protection of the area for its recreation value.
- Whether the siting of buildings may cause demands in the future for tree lopping or removal.
- Whether the proposal will cause weed invasion of the area.
- The effect of any development on the flow of flood waters and flood control measures and the management of the land as a floodplain.
- The conservation of natural habitats and the preservation of native fauna, fish and other aquatic life.
- The effect of any possible flooding on any development.