

19/01/2006
VC37

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2

HOPKINS & MERRI RIVER ENVIRONS

1.0

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Statement of environmental significance

The City's waterways are a significant environmental resource that should be protected from inappropriate development. The Hopkins and Merri River environs should be retained as natural drainage corridors with vegetated buffer areas wherever possible in order to perform their long term function as drainage areas, stream habitat and landscape areas, Erosion and polluted surface runoff from adjacent land uses should be minimised. Emphasis needs to be placed on the restoration and revegetation of degraded streamsides. The Hopkins River has a significant tidal estuary, and both rivers contain important fish stocks and provide a habitat for rare and threatened species.

2.0

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Environmental objective to be achieved

To protect the natural, cultural and visual values of the Hopkins and Merri Rivers, their tributaries, adjacent land and associated habitat corridors.

To promote the integrated management and protection of the rivers and adjacent land.

To ensure freehold land along the rivers is used and developed in a sustainable manner.

To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.

To prevent and arrest erosion of the riverbanks, which includes discouraging the grazing of stock close to riverbanks.

To place high priority on protecting the rivers and adjacent land in locations which are visible from main roads, residential areas and other key activity locations.

To provide the opportunity for the provision of public open space adjacent to the river in appropriate locations to provide for passive and active recreational activities.

3.0

19/01/2006
VC37

Permit requirement

A permit application must, as appropriate, be accompanied by a site analysis and plan(s) of the proposal which include:

- The topography of the site and location of any existing native vegetation and drainage lines;
- The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark of the river, or distance to the river bank or cliff top where there is a substantial drop to the river;
- Elevations of any proposed buildings or works including exterior surface treatments;
- The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary;
- Adequate means of protecting the natural and habitat values of the rivers edge and/or river bank/cliff top in the vicinity of the application from disturbance, including fencing from stock;
- A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted, and treatment of the river's edge (if applicable);
- Proposed arrangements for stormwater discharge, and
- In areas where reticulated sewerage is not available effluent is to be disposed so as to render negligible any impact upon the river and its tributaries.

A permit is not required for

- Repairs and maintenance of existing buildings and works.
- A Minor utility installation
- Informal outdoor recreation.

4.0

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VC37

Decision guidelines

Before deciding on the application, the responsible authority may consider:

- The comments of the Department of Natural Resources and Environment;
- The State Environment Protection Policy;
- The possible effect of the development on water quality;
- The potential for flooding to occur and proper management of flood prone land;
- The conservation of natural habitats, habitat corridors and the preservation of native fauna including fish and other marine life;
- The protection of Aboriginal cultural heritage sites;
- The impact of the proposal upon the visual qualities of the river and adjacent land and measures to reduce the impact of the development, which may include screening and or relocation of the proposal;
- The preservation of soils and need to prevent erosion, including the desirability of excluding stock from the vicinity of the water course;
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern;
- Whether buildings or works are likely to cause erosion or landslip;
- Any proposed measures to manage concentrated runoff and site drainage;
- The need to stabilise disturbed areas by engineering works or revegetation;
- In the case of a subdivision or major development the desirability of obtaining public access to the river and provision of public open space;
- Regional Catchment Strategy (*Catchment and Land Protection Act 1994*);
- Environmental Guidelines for Major Construction Sites, Environment Protection Authority, February 1996;
- Construction Techniques for Sediment Pollution Control, Environment Protection Authority, May 1991;
- Control of Erosion on Construction Sites, Soil Conservation Authority;
- Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources; and
- Land Capability Report (if prepared) as developed by the Department of Natural Resources and Environment, Centre for Land Protection Research.