

19/01/2006
VC37

SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3

LAKE GILLEAR

1.0

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Statement of environmental significance

Lake Gilllear is a significant lake close to the coast, which forms an important asset for the maintenance of flora and fauna in the area east of Warrnambool. It is surrounded by farming and recreational facilities that may impact on the natural and cultural values of the lake. Erosion, runoff, and the need to protect indigenous vegetation, are significant issues that require ongoing attention.

2.0

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Environmental objective to be achieved

To protect the natural and cultural values of Lake Gilllear and adjacent land.

To ensure freehold land adjacent to Lake Gilllear is used in a sustainable manner, primarily for farming and recreational purposes.

To allow the ongoing development of recreational facilities in the vicinity of Lake Gilllear whilst maintaining natural and cultural values

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

3.0

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Permit requirement

A permit is not required for:

- Repairs and maintenance of existing buildings and works;
- A minor utility installation; and
- Informal outdoor recreation where no alteration to topography of the land occurs.

4.0

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Decision guidelines

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

- The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark of Lake Gilllear;
- Elevations of any proposed buildings 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 foreshore of the lake in the vicinity of the application from disturbance;
- A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted, and treatment of the foreshore area (if applicable); and
- Proposed arrangements for stormwater discharge.

In the case of a proposal which will result in a potential increase of persons engaged in sport or increase of spectators visiting the Lake Gilllear area the following matters will need to be addressed to the satisfaction of the responsible authority:

- Car parking and access.
- Public amenities.
- Other matters as considered appropriate by the responsible authority.