

19/01/2006
VC37

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

WATERCOURSE PROTECTION AREAS

1.0

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Statement of environmental significance

Waterways in the municipality represent a significant environmental resource which should be protected from inappropriate development. Significant waterways should be retained as natural drainage corridors with vegetated buffer areas in order to perform their long-term function as drainage areas, stream habitat, wildlife corridors and landscape areas, and to minimise erosion and reduce polluted surface runoff from adjacent land uses.

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Environmental objective to be achieved

The objectives to be achieved include:

- To maintain and enhance the environment - economic and scenic values of the Wimmera River, Hopkins River, Fiery River and Mt William Creek to maintain the integrity of the ecosystems.
- To provide for appropriate use and development of land within 100 metres of either side of a watercourse
- To prevent pollution and increased turbidity of water in natural watercourses.
- To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.
- To conserve existing flora and fauna habitats close to watercourses and to encourage generation and regeneration of habitats.

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Permit requirement

A permit is not required to construct the following buildings or to construct or carry out the following works:

Agricultural Activities

- To conduct agricultural activities including ploughing and fencing but not for the construction of a dam with a capacity of 3000 cubic metres or greater.
- To construct a building or construct or carry out works where such buildings or works are specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

Floodplain Works

- To construct or carry out floodplain management works by or on behalf of a floodplain management authority.

Infrastructure

- The layout of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

A permit is not required to remove, destroy or lop vegetation, as follows:

Gardens

- In a domestic garden.

Firewood

- For use as firewood for heating or cooking purposes within the dwelling on the lot from which the wood was collected.

Non-Native

- For the removal, destruction or lopping of non-native vegetation.

Application Details

An application must:

- Specify the purpose of the proposed subdivision, works or removal, destruction or lopping of native vegetation.
- Demonstrate that the need for disturbance to watercourses or the removal, destruction or lopping of remnant native vegetation has been reduced to the maximum extent that is reasonable and practical.
- Specify measures to protect and/or improve the condition of native habitat.
- Specify proposals for rehabilitation of habitat including revegetation following disturbance or restoration of an alternative site, including proposed species and ground stabilisation.
- Demonstrate consistency with any applicable regional catchment strategy, regional vegetation plan and other natural resource management strategies as specified by the responsible authority

Other Requirements

Other requirements include:

- New point source discharges should be avoided.
- Waste water discharges to the environment should be reduced to the maximum extent that is reasonable and practicable, and in accordance with the following hierarchy of waste management, arranged in decreasing order of desirability:
 - waste avoidance
 - recycling/reclamation
 - water re-use
 - waste treatment to reduce potentially degrading impacts and waste disposal.

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Decision guidelines

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

- The views of the relevant water authority.
- The views of the relevant catchment management authority.
- Any applicable regional catchment strategy or other natural resource management strategy adopted by the Responsible Authority.
- Any management plan prepared by the relevant water board or water supply authority.
- Land Capability. This includes an assessment of the biophysical characteristics (soil, slope and climate) of the land and any physical limitations present.
- The potential effect of development on the quality and quantity of natural resources.
- The intensity of the use.
- The importance of retaining wood debris in rivers and streams for habitat.
- The potentials of live fish to become established in waters outside their natural range.

ARARAT PLANNING SCHEME

- Appropriate measures to prevent erosion of banks, streambeds and adjoining land and the siltation of rivers, streams, watercourses, drains, wetlands, and marine and estuarine waters and other features.
- Appropriate measures to prevent pollution, increased nutrient loads and increased turbidity of water in rivers, streams, watercourses, drains, wetlands, and marine and estuarine waters and other features.
- Appropriate measures to prevent increased surface water runoff or concentration of surface water runoff leading to erosion, siltation, pollution of rivers, streams, watercourses, drains, wetlands, and marine and estuarine waters and other features.
- Appropriate measures to prevent degradation of native vegetation along rivers and streams and around wetlands, marine and estuarine waters.
- Appropriate measures to prevent detrimental alterations to flow regimes and levels of rivers, streams and wetlands.
- Appropriate measures to prevent detrimental alterations to temperature regimes of rivers streams, wetlands.
- Appropriate measures to prevent input of toxic substances into rivers, streams, watercourses, drains, wetlands, and marine and estuarine waters and other features.