

19/01/2006
VC37

SCHEDULE TWO TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

SIGNIFICANT WETLANDS AND WATERWAYS

1.0

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Statement of environmental significance

The Shire's water ways and wet lands are a significant environmental resource which should be protected from inappropriate development. Significant wet lands and water ways 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.

2.0

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Environmental objective to be achieved

To maintain environmental diversity and quality of areas that constitute wet lands, swamp lands, intertidal areas, lagoons and significant water ways.

To prevent inappropriate development adjacent to significant wet lands and water ways.

To prevent pollution of significant water ways and wet lands and the degradation of habitat areas.

3.0

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Decision guidelines

Before deciding on an application for a permit, the responsible authority must consider as appropriate:

- An assessment of the likely environmental impact of the proposal on the water quality of wet lands or water ways.
- Whether the siting and management of the proposal is capable of treating and retaining wastewater without an adverse impact on wet lands or water ways.
- An assessment of the likely impact of the proposal on the flora, fauna and landscape features of wet lands or water ways.
- The availability of alternative sites for the proposal not within the overlay area.
- Whether the proposal will impose any flooding or drainage risk or constraints on land in the vicinity.
- The comments of any environmental or catchment management authority.