

30/10/2008
C107

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1

WATERCOURSE PROTECTION

1.0

19/01/2006
VC37

Statement of environmental significance

The municipality contains a number of important streams and watercourses which maintain clean water, soil stability and habitat for flora and fauna. Bendigo's potable and agricultural water supply is dependent on these streams and watercourses. The management of land adjacent to streams and watercourses is necessary to reduce erosion, maintain vegetation and habitat and improve water quality.

2.0

19/01/2006
VC37

Environmental objective to be achieved

To maintain the water quality.

To contribute to the enhancement of water quality throughout the Murray -Darling Basin.

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

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Permit requirements

A permit is not required:

- To construct a building provided it is connected to reticulated sewerage and drainage.
- To construct or carry out works by a public authority to:
 - Regulate the flow of water in a watercourse.
 - Regulate flooding.
 - Construct or redirect a watercourse.
- 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.
- For works undertaken by or on behalf of VicRoads required for construction of the new Calder Highway between Faraday and Ravenswood on land within a Road Zone, Category 1 or covered by a Public Acquisition Overlay.

- For the removal, destruction or lopping of vegetation, the minimum extent necessary, for works undertaken by or on behalf of VicRoads required for construction of the new Calder Highway between Faraday and Ravenswood on land within a Road Zone, Category 1 or covered by a Public Acquisition Overlay.
- For the development of the Axedale Wastewater Treatment Plant.
- To construct buildings or carry out works associated with the new Bendigo Police Station and Divisional Headquarters.
- For the removal, destruction or lopping of all vegetation including trees, shrubs, herbs and grasses, to the minimum extent necessary for works undertaken by or on behalf of Coliban Water required for the construction of the Goldfields Superpipe Project in accordance with the approved Project Impact Assessment, the Environmental Management Plan and the native vegetation offset plan approved by the Secretary of the Department of Sustainability and Environment.
- For the removal, destruction or lopping of all vegetation including trees, shrubs, herbs and grasses, to the minimum extent necessary for works undertaken by or on behalf of Central Highlands Water required for the construction of the Goldfields Superpipe Project in accordance with the Project Impact Assessment and Environmental Management Plan approved by the Secretary of the Department of Sustainability and Environment and the native vegetation offset plan approved by the Minister for Environment.

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.

5.0

19/01/2006
VC37

Decision guidelines

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

- Any relevant State Environment Protection Policy.
- 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 potential for flooding to occur.
- The conservation of natural habitat.
- 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 potential of chemical contamination of soil and water from the proposed development.
- The effect of any development on the flow of flood waters and flood control measures.
- The need to prevent or reduce the concentration of the diversion of floodwater or stormwater.
- The conservation of natural habitats and the preservation of native fauna, fish and other aquatic life.
- The objectives of the zone in which the land is situated.
- The effect of any possible flooding on any development.

GREATER BENDIGO PLANNING SCHEME

- The management of the land as a floodplain.