

19/01/2006
VC37

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1

WARTOOK TOURIST AREA

1.0

19/01/2006
VC37

Statement of environmental significance

The Wartook area abuts the western boundary of the Grampians National Park and has high environmental values as well as spectacular vistas across the range. Over a number of years various tourist accommodation facilities and other services have established across the district. The further establishment of tourist services and other development needs to recognise and respect the quality of the natural environment, adjacent national park and tranquil nature of area.

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VC37

Environmental objective to be achieved

To ensure impacts of development upon the Grampians National Park and surrounding environment are minimised.

To encourage development that is in harmony with the environment and the community.

To encourage tourism development which does not adversely impact upon the environmental and landscape values.

To maintain and enhance the quality and quantity of water produced within the catchment, including the protection of water quality and flow in McKenzie Creek and Mt Zero Channel.

To conserve soil resources and minimise soil erosion, pollution of water resources and other forms of resource degradation.

To ensure the safety of tourists, residents and property from uncontrolled wildfire.

3.0

19/01/2006
VC37

Permit requirement

No permit is required for minor additions or alterations to existing uses and/or developments.

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19/01/2006
VC37

Application requirements

Applications for planning permits should be accompanied by plans and other information which show:

- The location of any existing buildings;
- Any existing vegetation, watercourse, drainage lines, dams, fences and other similar features;
- The topography of the site;
- The location of the proposed development;
- The location of all car parks and access ways;
- Elevations of proposed buildings;
- External materials and colours of proposed buildings, and
- The location of adjacent dwellings.

A land management plan should accompany all applications for subdivision and/or development and include provision for the following matters:

- Conservation and enhancement of the area;
- Preventing development which would lead to conflict with the management of the Grampians National Park;
- Protection of native vegetation through subdivision design and building siting;
- Retention of native vegetation:
 - where ground slopes are more than 20%,
 - within 30 metres of a watercourse or wetland,
 - on land subject to or which may contribute to soil erosion or slippage,
 - in areas where removal, destruction or lopping could jeopardise the integrity or long term preservation of any identified site of scientific, natural or cultural significance,
 - if it supports one or more rare species of flora or fauna, and/or
 - where it forms part of a wildlife corridor.
- Measures to reduce the impact of the development upon adjacent dwellings;
- Measures to protect and conserve soils on the land during both the subdivision and development stages;
- Minimisation of storm water flows so as to prevent erosion and flooding of down stream properties, and
- Measures to reduce or remove noxious weeds and vermin infestation.

A fire management plan must accompany applications for subdivision and/or development of any buildings for the purpose of accommodation, and include provision for the following matters:

- access by way of an all weather, dual lane road,
- water supply and distribution,
- evacuation procedures,
- provision of fire protection equipment,
- fuel reduction and management, and
- building design with respect to fire protection.

5.0

19/01/2006
VC37

Decision guidelines

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

- The need for all buildings to harmonise with the natural environment in regards to materials, colours, design and siting;
- The desire to prevent buildings from locating in prominent positions such as hill tops or ridge lines, and preference for single storey development;
- The need to minimise disturbance of the natural environment and removal of indigenous vegetation;
- The provision of an adequate water supply;
- The adequacy of the proposed means of disposing of effluent;
- The adequacy of the proposed fire management plan including the provision of all weather and fire safe vehicle access; and
- The desire to screen car parks, servicing or other areas of a potentially intrusive nature from adjacent properties, roads and elevated viewing points within the Grampians National Park.

Consideration should be given to placing a condition(s) on planning permits which requires:

- the retention of native vegetation;
- planting, replanting or other restorative treatment of any part of the land;
- the retention of a buffer strip of native vegetation within specified distances of water courses, wetlands, roads, the Grampians National Park and property boundaries, and
- all buildings, septic tanks and associated effluent absorption areas to be located at least 100 metres from a water course.

6.0

19/01/2006
VC37

Referral

Applications for Accommodation purposes including dwellings and any subdivisions which create a vacant lot 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.