

08/12/2016
C37**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO1**.

Lake Eildon Catchment**1.0**08/03/2007
C7**Statement of environmental significance**

The environment of the catchment for Lake Eildon is significant to ensure the quality of water delivered downstream. The lake itself is a popular recreational destination and many of the Shire's smaller communities in the vicinity of the lake depend heavily on visitors to the area. The protection of the catchment to ensure this location remains attractive to visitors is essential.

Land use and development in the catchment also contributes to a decline in water quality. It is therefore important that these activities are controlled in a manner that ensures any new activities are not detrimental to the catchment.

2.008/03/2007
C7**Environmental objective to be achieved**

- Improve water quality in the watercourses contributing to Lake Eildon, as well as the lake itself.
- Discourage land uses in the catchment that contribute to the degradation of downstream water quality in the Goulburn River.
- Encourage land management practices that minimise impacts on water quality.
- Ensure water is provided to waterways in volume, quality and seasonal patterns that conserve or enhance natural biological processes/approximate natural conditions.
- Encourage the retention or re-establishment of native vegetation in rural areas.
- Ensure breeding habitats of aquatic and riparian native flora and fauna are protected.
- Protect and enhance the visual amenity and landscape of the catchment area.

3.008/12/2016
C37**Permit requirement**

The following applications 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:

- Subdivision creating lots less than 40 hectares.
- Development associated with intensive animal husbandry.
- All applications for development of land within 100 metres of the full supply level of Lake Eildon or from any watercourse within the catchment area.

No planning permit is required for:

- Any agricultural development or activity, including cultivation, dam and fencing
- Sewerage, drainage, water and gas mains.
- Power lines of less than 220,000 volts.
- Low impact telecommunications infrastructure or facility.
- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Mansfield Shire Council for the purposes

of any public or local government utility, service, facility, stream improvement or other works.

- The carrying out of any works required by or approved by the Department of Sustainability and Environment, Goulburn Murray Water, Goulburn Broken Catchment Management Authority or the responsible authority for conservation purposes, including prevention of soil erosion.
- Any alterations or additions to an existing dwelling, provided the proposed floor area is not greater than 100 percent of the existing floor area and the cut and fill of land does not exceed a maximum height and depth of 0.5 metres.
- Any outbuilding or extension to an outbuilding associated with an existing dwelling on the land or for the use of agriculture, provided the proposed floor area does not exceed 200 square metres and the cut and fill of land does not exceed a maximum height and depth of 0.5 metres.
- When reticulated sewerage is provided to land, the construction of any building or carrying out of any works that do not require a permit in accordance with the zone that applies to the land.
- Any sign.
- A swimming pool.
- Extensions or alterations to existing caravans, annexes and on site cabins used in conjunction with an existing 'camping and caravan park'.
- Works associated with timber production.
- Removal, destruction or lopping of any dead or exotic vegetation.
- Removal of native vegetation if that vegetation is seedlings or regrowth less than 10 years old and if the land is being re-established or maintained for cultivation or pasture.
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Environment, Land, Water, and Planning.
- Subdivision or the construction of a building or the construction of or carrying out of works where the land is affected by Schedule 1 to the Special Use Zone, Mountain Bay.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The recommendations of the 'Guidelines for the Protection of Water Quality' in relation to any proposed use or development, particularly recommended setback distances.
- When setback recommendations cannot be achieved for infill development applications in pre-existing subdivisions, setback distances using neighbouring setbacks or previous building footprints.
- The potential for the proposed development to degrade water quality or quantity.
- The intensity of the development.
- The maintenance and improvement of the visual quality of the area as viewed from roads and private property.
- The siting, colour and design of buildings.
- Appropriate measures to prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.

- Appropriate measures to prevent pollution, increased nutrient loads and increased turbidity of water in watercourses, drains and other features.
- Whether the environmental objectives of this schedule will be met.
- Appropriate measures to prevent increased surface water run-off or concentration of surface water run-off leading to erosion, siltation, pollution of watercourses, drains and other features.
- Any management plan prepared by the relevant water board or water supply authority.
- The comments of the Goulburn-Murray Water Authority and where appropriate the Goulburn Broken Catchment Management Authority.