

22.01 WATERWAYS PROTECTION POLICY

11/07/2014
C91

This policy applies to all development.

22.01-1 Policy basis

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This policy builds on the MSS objective in clause 21.06 to ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

This policy builds on the MSS objective in clause 21.07 to ensure the provision of responsible and sustainable housing stock in terms of design, construction, building materials and siting criteria.

This policy builds on the MSS objective in clause 21.08 to ensure the successful operation of retail and commercial centres in Maroondah through sustainable planning and economic development.

This policy builds on the MSS objective in clause 21.09 to create visually attractive, functional and well planned industrial developments, estates and precincts.

This policy builds on the MSS objective in clause 21.10 to minimise the physical impact and stress of development and land use on the natural environment, to encourage the preservation and enhancement of the natural environment including the maintenance of clean air and water and protection of canopy vegetation, and to promote the benefits of controlled and sustainable residential development in headwater catchments and minimise any form of degradation of the catchment or watercourse of both the Yarra River and Dandenong Creek.

22.01-2 Objectives

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- To ensure that all development contributes to the long term sustainability of local and metropolitan waterways.
- To minimise the adverse impact of development on local and metropolitan waterways.

22.01-3 Policy

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It is policy to:

- Ensure development minimises the potential for erosion and loss of vegetation.
- Ensure development minimises contaminant and sediment laden runoff entering the drainage and water systems.
- Ensure existing and natural wetlands values be recognised in improving water quality.
- Recognise existing streamside vegetation values in improving water quality.
- Retain vegetated buffer zones at least 20 metres wide along permanent waterways to provide habitat and achieve a corridor effect for the movement of flora and fauna along waterways.
- Minimise off-site discharges of stormwater contaminated by sediment by appropriate means, including restriction of stormwater flow onto the site, minimising the area of exposed soil at one time, revegetating or otherwise protecting exposed soil as soon as practicable and removing suspended sediment from off-site flows by reducing water velocity in grassed drains, vegetated filtration zones and settlement dams.
- Retain waterways in a natural state.

Application requirements

- An application for development in areas with a slope greater than 15% must submit a site management plan identifying measures to be taken to stabilise the site to minimise sediment and contaminant runoff during development and throughout the life of the use.
- A sediment control management plan be submitted with all development applications.

Policy references

Sites of Biological Significance in Maroondah., G. S. Lorimer, J. C. Reid, L. P. Smith and H. Moss, 1997

Maroondah Sustainability Strategy, Maroondah City Council, 2009