

05/06/2014
C29**SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO3**.

Wannon River Escarpment Protection**1.0 Statement of environmental significance**05/06/2014
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The Wannon River and the notable escarpment that defines its floodplain to the north and west of Dunkeld is an important environmental and landscape asset. This escarpment is relatively steep and any development on this escarpment has the potential to impact negatively on the Wannon River floodplain. The impact of increased and potentially contaminated overland flows as a result of residential development is to be avoided. It is a critical foreground to the panorama of Mount Sturgeon and Southern Grampians' profile and plays a significant role in the visual amenity and landscape setting of Dunkeld. Given the environmental character of the escarpment, its relationship to the floodplain and visual prominence, the management of land adjacent to this waterway is necessary to reduce erosion, maintain vegetation and habitat, improve water quality and to ensure development is not visually intrusive.

Salt Creek is an ephemeral waterway partly regulated by the Dunkeld reservoir. It is characterised by a well-vegetated riparian corridor extending from the Arboretum to the town edge. The riparian vegetation buffer becomes sparse from the town edge to the Wannon River. The creek has high community and tourism values as it is extensively used for recreational activities such as fishing, walking and community events.

2.0 Environmental objective to be achieved05/06/2014
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- To ensure development reflects the environmental constraints of the Wannon River escarpment.
- To maintain water quality.
- To prevent erosion of land adjoining Wannon River and the siltation of watercourses, drains and other features.
- To protect and encourage the long term revegetation of flora and fauna habitat on the escarpment.
- To prevent increased surface run-off or concentration of surface water run-off leading to erosion or siltation of watercourses.
- To encourage siting, design and landscaping of buildings and works that are responsive to the environmental and landscape values of the escarpment.
- To ensure that the siting and design of buildings and works addresses other environmental hazards, including erosion, fire and flooding.
- To maintain vegetation as an important element of the escarpment landscape.

3.0 Permit requirements05/06/2014
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A permit is not required to construct a building or construct or carry out works associated with the following:

- An alteration or extension to an existing dwelling, provided the floor area of the alteration or extension does not exceed 50 square metres.
- An outbuilding associated with an existing dwelling provided the floor area of the outbuilding does not exceed 50 square metres.

- An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension does not 50 square metres.
- A rainwater tank.

The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be demonstrated, to the satisfaction of the Responsible Authority, not to increase risk of erosion.

4.0 Application requirements

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An application must be accompanied by the following information as relevant:

- A site plan and building elevations showing the proposed development, including proposed cut and fill, retaining walls and effluent disposal system.
- Details and location of existing vegetation, including any vegetation to be removed.
- A report detailing how the proposed development responds to the objectives and provisions of this Schedule.

5.0 Referral requirement

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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.

6.0 Decision guidelines

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

- The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.
- The preservation of and impact on soils and the need to prevent erosion.
- Measures proposed to address environmental hazards or constraints including slope, erosion, drainage, salinity, fire and flooding.
- Whether the proposal will cause weed invasion of the area.
- The conservation of natural habitats and the preservation of native fauna on the escarpment.
- The control of the density of buildings and subdivision in areas of scenic value.
- The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that would better meet environmental and landscape character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.
- Effluent disposal considerations including any Environment Protection Authority requirements for on-site disposal in unsewered areas.