04/06/2020
C173melt

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO2** .

WETLANDS, WATERWAYS AND RIPARIAN STRIPS

1.0 Statement of environmental significance

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The four major watercourses and smaller creeks of the City of Melton are key features of environmental significance in the rural and urban landscape. The waterways traverse open landscape settings in rural areas and extend into urban areas as more formalised parklands.

The following wetlands, waterways and riparian strips are environmentally significant:

- Melton Reservoir Wetlands, Deans Marsh Wetlands and Paynes Road South Wetlands;
- Kororoit Creek, Skeleton Creek, Dry Creek, Djerriwarrh Creek, Toolern Creek, Riparian Strips and associated escarpments;
- Werribee River;
- Former Department of Defence Property, Western Highway, Rockbank.

Parts of the waterways feature significant native vegetation along their banks or escarpments and lining of the valley walls. This includes the Djerriwarrh Creek, the Werribee River and parts of the Toolern Creek. Treed river corridors are a highly visible feature of the volcanic plains, creating a backdrop to the surrounding and open countryside.

Where waterway settings are cleared the topography of the waterway is a highly distinctive feature of the landscape, such as parts of the Toolern and Kororoit Creeks. The Werribee River, Djerriwarrh Creek and parts of Arthurs Creek are more deeply incised into the landscape with the high escarpments at their edges plunging to low river beds.

The Werribee River and Toolern Creek do generally have consistent flows. The Djerriwarrh and Kororoit Creeks are ephemeral waterways and during the summer months their rocky sandstone beds lie exposed. Other smaller creeks are ephemeral or have minimal water flow.

2.0 Environmental objective to be achieved

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To protect and conserve wetlands and to discourage inappropriate use and development.

To protect and conserve the riparian habitat, native vegetation and associated escarpment and to discourage inappropriate development.

To maintain the topography and vegetation of waterways as dominant visual elements in the landscape.

To protect views of waterways.

To provide an appropriate landscape setting for waterways, incised valleys and gorges.

To ensure that buildings and structures respond to the character and significance of the surrounding landscape.

To increase indigenous planting to provide linkages between sites and habitat corridors.

3.0 Permit requirement

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A permit is required to construct a fence. This does not apply if the fence is:

- Timber post and wire, timber post and railing, wire mesh (ringlock), chainmesh or similar open style fence up to 1.8 metres in height.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

20/01/2022
VC205

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

- The extent to which buildings and structures are setback at the break of slope from the watercourse and waterbodies
- Whether the proposal uses permeable surfacing to support vegetation.
- The scale of the building and the impact on its surroundings, including its relationship to existing watercourses and tree canopy height.
- Whether the proposal contributes to the creation of a definite visual edge for townships, delineating the boundary between urban development and the natural landscape beyond.
- Whether the proposal minimises the visual impact of development sites, particularly views from land in a Transport Zone 2 through the use of landscaping and vegetation buffers.
- Whether the proposal retains existing native trees and understorey and provides for replanting wherever possible.
- The effect of removing vegetation on the landscape character and significance values and whether the loss of vegetation can be managed on site through rehabilitation.
- The role and function of wetlands in respect to any development on or adjacent to a wetland area.