

19/01/2006
VC37

SCHEDULE TO THE EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as EMO.

EROSION PRONE SLOPES

1.0

19/01/2006
VC37

Statement of land management significance

The proper management of erosion prone and unstable slopes is critical to sustainable land use and the maintenance of environmental values.

Erosion increases the siltation and turbidity of inshore waters, decreases the viability of vegetation communities and reduces habitat areas. Areas of erosion prone slopes are along the coastal zone. These slopes are very susceptible to erosion and care must be taken in the siting and construction of buildings and works as well as in the management of vegetation and public access to the foreshore area.

Mass wastage and erosion decreases the viability of vegetation communities and reduces habitat areas.

Areas of unstable slopes are limited along the coastal zone and are more susceptible to major slope instability if disturbed by earthworks for buildings, service lines and the like. Human activity in areas such as the Beaumaris Bay Fossil Site is limited due to the instability of the slopes.

2.0

19/01/2006
VC37

Decision guidelines

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

- Whether there is any reasonable alternative site for the proposed building or works outside of the overlay area, or any alternative land management practices or alternative construction methods, that would better meet the objectives of this schedule.
- Whether the proposed works are associated with essential works crossing the area, including the installation of utility services or the provision of an access track.
- The means of treatment or disposal of all sewage, sullage and other wastes if connection to a reticulated sewerage system is not viable.
- The existing use of the land and the purpose of the proposed building or works in relation to the existing use.
- Any proposed measures to minimise changes in subsoil water conditions.
- The comments of relevant coastal management authorities.