

01/09/2011
C70

SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO4**.

COASTAL AND WETLAND AREAS - NARRAWONG

1.0

13/03/2009
C45

Statement of environmental significance

The Shire's coastline and wetland areas are a significant environmental resource that should not be compromised by inappropriate development. Coastal environments must be protected, especially features of ecological, geological, geomorphological, cultural and historic significance.

Wetlands and waterways should be retained as natural drainage corridors with vegetated buffer areas in order to perform their long term function as flood storage, drainage areas, stream habitat, wildlife corridors and landscape areas, and to minimise erosion and reduce polluted surface runoff from adjacent land uses.

2.0

13/03/2009
C45

Environmental objective to be achieved

To ensure the long term protection of coastal, marine, flood plain and wetland ecosystems.

To prevent inappropriate development that is likely to prejudice the long term environmental values of coastal dune and wetland areas.

To maintain environmental diversity and quality of areas that constitute wetlands, swamp lands, intertidal areas, lagoons and significant waterways.

To prevent pollution of significant waterways and wetlands and the degradation of habitat areas.

3.0

01/09/2011
C70

Permit Requirement

A permit is required to construct a fence.

4.0

06/01/2011
C62

Decision guidelines

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

- The environmental objectives to be achieved.
- Whether the siting and management of the proposal will detrimentally impact the natural function of the coastal dune, flood plain or wetlands systems.
- An assessment of the future potential impacts of climate change on the land and in particular, the combined impacts of sea level rise, storm surge, wave run-up, local coastal processes, topography and geology.
- Whether the siting and management of the proposal will ensure that waste water is treated and managed to avoid any adverse impact on wetlands or waterways and drainage from the site will not cause erosion, siltation or degrade the water quality of wetlands and waterways.
- An assessment of the likely impact of the proposal on the flora, fauna and landscape features of wetlands, waterways or dune systems.

- A flood risk assessment for the proposed buildings and works and whether the proposal will impose any greater flooding or drainage risk or constraints on land in the vicinity.
- Consider the views of the Department of Sustainability and Environment, and Glenelg Hopkins Catchment Management Authority where applicable.