

19/01/2006
VC37

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1

LANCEFIELD NORTH

1.0

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Statement of environmental significance

This land is low lying and has been identified by the Shire as being unsuitable for development that requires on site effluent disposal. Part of the land is also shown in the Planning Scheme as a Land Subject to Inundation Overlay.

2.0

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Environmental objective to be achieved

- To ensure that the development of restructured land, previously inappropriately subdivided, incorporates appropriate drainage and effluent disposal measures.
- To limit development on land which is low lying with poor drainage.

3.0

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Permit requirement

A permit is not required to construct buildings or to construct or carry out works associated with:

- Minor Utility installation.
- Road.
- Agriculture.

4.0

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Decision guidelines

Before deciding on any application the Responsible Authority must consider as appropriate:

- the impact of the proposed development on the drainage in the area.
- the capacity of the land to accommodate the proposed development, having regard to the disposal of sewerage, sullage and effluent on site.
- An Environmental Management Plan prepared in accordance with the Environmental Management Guidelines Local Policy.