

19/01/2006
VC37

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

PETERBOROUGH COASTAL AND ESTUARY AREA

1.0

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Statement of environmental significance

Peterborough is located on the banks of the Curdies River estuary and the start of the spectacular limestone cliffs of the Bay of Islands Coastal Park. The coast around the township contains a range of geomorphological features including cliffs, coastal stacks, headlands and beaches. The Curdies River estuary located to the east of the town is a significant ecosystem and nursery for a range of fish species that provides an important habitat for a variety of birdlife.

A number of geomorphologically and ecologically significant limestone depression wetlands or 'sinkholes' occur within the town. They vary in size and typically can have a diameter in excess of 40 metres with many containing water in them all year round. Because some of these limestone depressions are located within Peterborough they are sensitive to the impacts of urban development including pollution from stormwater runoff and disturbance from development activity.

It is important that development does not detrimentally affect these drainage features or the further reduce the water quality of the Curdies River estuary or impact on the environmental values of the coastal area.

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Environmental objective to be achieved

- To conserve and enhance the environmental qualities of the coast, estuarine ecology of the Curdies River and structural and water quality of the limestone depressions and in particular to ensure that:
 - the water quality of the limestone depressions and the estuary of the Curdies River is maintained and enhanced;
 - sand dunes and coastal cliffs in the coastal area remain in a stable condition; and
 - valuable ecological systems are protected.
- To require the proper management of stormwater discharges to the Curdies River estuary and limestone depressions from development.
- To encourage development to implement stormwater and grey water recycling systems.
- To encourage revegetation using native coastal species local to the Peterborough area.

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Permit requirement

A permit is not required to construct a building or to construct or carry out works for:

- Works for the establishment, maintenance, repair or removal of signs or other structures necessary for the safety or protection of the public including traffic management devices, survey marks and beacons, navigation aids, safety fences or railings.
- Litter receptacles.

Application Requirements

Any application for a building must contain the following information:

- A Site Analysis and Context Plan which identifies a building envelope. The building envelope should ensure that the structure is sited to minimise any adverse impacts upon the coast, the Curdies River estuary and floodplain and the limestone depressions found within Peterborough including ecological impacts or pressures, visual impacts, and other matters of environmental or cultural significance

- An assessment displaying that the building can be contained within the building envelope which has been determined following an analysis of the site and its context.

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Decision guidelines

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

- The existing use or development of the land.
- The impact of the development on other properties.
- The degree of dependence of the development on the coastal environment.
- The soil stability of the subject land and the need to prevent soil erosion.
- The likelihood of pollution and/or siltation of any watercourse.
- The amount of natural vegetation to be removed through the construction of any buildings or works.
- Whether adequate provision has been made for the landscaping and treatment of the site.
- The value of any native vegetation to be removed in terms of its physical condition, rarity or variety.
- The protection and enhancement of the landscape.
- The desirability of retaining a buffer strip of native vegetation along roads, watercourses and property boundaries.
- The need to protect the environmental values of limestone depressions including avoidance of the draining and filling of limestone depressions.
- The desirability of maintaining natural drainage features.
- The Peterborough Urban Design Framework, 2002.

Reference Documents

Peterborough Urban Design Framework, 2002.

- Siting and Design Guidelines for Structures on the Victorian Coast, 1998.