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SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO1**.

Coastal And Foreshore Areas

1.0

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Statement of environmental significance

These areas exhibit a high degree of sensitivity to certain forms of development and subdivision. These natural environments have:

- scientific value (archaeological and environmental);
- ecological biodiversity;
- significant flora and fauna habitats;
- in the case of Swan Bay, listing under the *Environment Protection and Biodiversity Conservation Act 1999*;
- potentially unstable conditions which are susceptible to environmental hazards;
- visual importance in providing the setting and backdrop to the towns of Queenscliff and Point Lonsdale.

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Environmental objective to be achieved

- To provide for the protection, conservation, maintenance and enhancement of the significant marine and landscape features to ensure the character, environmental qualities of the overlay area and Swan Bay is not compromised.
- To maintain and protect the environmental diversity of the area, including marine and terrestrial flora and fauna habitats.
- To maintain the stability of the foreshore, coastal cliffs and sand dunes.
- To prevent nutrient and sediment input into Swan Bay
- To facilitate coastal management works which are beneficial to the environment or to the sustainable public use of the coast.
- To manage the impact of human activity on the natural environment
- To discourage development and subdivision which is inconsistent with the environmental qualities of the site and surrounding area.

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Permit requirement

No permit is required to carry out:

- Buildings or works in the Queenscliff Harbour Special Use Zone that are in accordance with a development plan approved by the responsible authority.
- Buildings or works in accordance with the Queenscliff Ferry Terminal Special Use Zone that are in accordance with a development plan approved by the responsible authority.
- Routine or preventative maintenance to existing structures.

- Dredging works undertaken by or under the authority of the relevant Port Authority to maintain navigable depths in existing channels, waterways and harbours to ensure continued access to facilities.
- Works lawfully undertaken on behalf of the relevant Port Authority for the maintenance, repair or removal of any navigation aid or open framed marine structure.
- Maintenance of vegetation in the course of the management of public parks.
- A fence less than 1.2 metres high.

Notification pursuant to Section 52 of the *Planning and Environment Act 1987* must be given to the Department of Environment, Land, Water and Planning, Parks Victoria and the Environment Protection Authority for any application within the overlay area.

All applications for subdivision must provide plans showing effluent disposal envelopes.

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- the coastal planning principles referred to in the Municipal Strategic Statement;
- *The Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
- The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998);
- the need to control the form, height and siting of any proposed buildings, structures or works;
- the compatibility of materials, colours, and external finishes of buildings and structures with the appearance and character of adjacent buildings and the locality;
- the comments of any notified authority;
- the need to prevent pollution and erosion; and
- any relevant adopted coastal management plan.