

13/02/2014
C75

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

COASTAL ENVIRONS

1.0

19/01/2006
VC37

Statement of environmental significance

The Warrnambool coastline is of outstanding environmental significance and is of great value as a conservation, scientific and tourism resource. Logan's Beach is visited by the Southern Right Whales from July to October each year, which is an attraction of international interest. The Breakwater Harbour/Lady Bay area is Warrnambool's main beach and foreshore reserve and is identified in the Victorian Coastal Strategy as a tourism node. It is important that the environmental qualities of the coast are maintained through the protection of the indigenous coastal vegetation (described in 21.09 of the MSS) and the maintenance of the coastal dune system which can be significantly affected by erosion, pest plants and animals and the impact of settlement. Coastal areas especially in the west have been identified as high potential recharge areas. Potential impacts of development on the water table must be considered.

2.0

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Environmental objective to be achieved

To protect the natural and cultural values of the coast, and appreciate the complex nature of biological and physical coastal processes.

To promote the integrated management and protection of the coastal areas by the community, private sector and various levels of government.

To recognise the economic value of coastal tourism, and balance the desire for public access to the coast and proposals for coastal tourism facilities with the need to sustainably manage natural and cultural coastal values, which includes placing limitations upon the extent of coastal areas available for development.

To ensure freehold land along the coast is used and developed in a sustainable manner.

To prevent and arrest coastal erosion, including discouraging the grazing by stock of sensitive coastal environs and cliff tops.

To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.

To arrest the spread and encourage the removal of invasive environmental weeds.

3.0

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C75

Permit requirement

Development and subdivision of land will be undertaken in accordance with the environmental objectives of this schedule.

The responsible authority may require a geotechnical report from a suitably qualified or experienced person to be submitted with an application. The report should identify any land, which is unstable and is, or may be, subject to landslip or subsidence.

The design and siting of buildings, works and other infrastructure, including access routes in coastal areas will be sensitive to the natural and aesthetic qualities of the coastal environment, and be consistent with siting and design guidelines prepared by the Victorian Coastal Council.

New buildings and works should not be sited in visually intrusive locations, including prominent cliffs and headlands, nor cause loss of amenity in the surrounding area.

Areas subject to environmental hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to avoid or minimise the need for engineering or remedial works to protect land, property and human life.

Development should not take place in the area identified as the Coastal Protection Area in Clause 22.01-2 Logans Beach of the Local Planning Policy Framework, to ensure the integrity of the dune system is maintained.

Development should not significantly alter the morphology of watercourses, estuaries, lagoons, coastal outlets, offshore bars and the like. Interference with the natural processes of deposition and erosion should only occur where there is an overriding public need.

A permit application must, as appropriate, be accompanied by a site analysis and plan(s) of the proposal which include:

- The topography of the site and location of any existing native vegetation, sand dunes and drainage lines.
- The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark, top of the primary dune, or cliff top (whichever is applicable).
- Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
- The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary.
- Adequate means of protecting the natural habitat values in the vicinity of the application from disturbance, including fencing from stock.
- A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted. Plants recognised locally as environmental weeds should not be included.
- Detailed plans showing the means of stabilising the dune system in the vicinity of the proposed buildings and works.
- A Soil & Water Report demonstrating that stormwater flows and drainage from the site shall not cause erosion, siltation or degradation of the coastal dune system or any nearby watercourse, where considered appropriate by the responsible authority.
- Proposed arrangements for stormwater discharge.
- In areas where reticulated sewerage is not available, it must be shown that effluent is to be disposed so as to render negligible any impact upon the coastal system.

A permit is not required for:

- Repairs and maintenance of existing buildings and works;
- Erection of fences not more than 1.5 metres in height, and
- Informal outdoor recreation.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- Any relevant strategy or policy prepared by the Victorian Coastal Council and the relevant Coastal Management Board including the Victorian Coastal Strategy and any relevant Coastal Action Plan.
- The preservation of the coastal environment including natural coastal processes, any important vegetation or conservation characteristics of the area and the suitability of the site for proposed development.
- In the case of a subdivision, the desirability of a development envelope or non-development area which results in retaining vegetation in the vicinity of beach, cliff, estuary, salt marsh, watercourse, road, property boundary and natural habitat areas.

WARNAMBOOL PLANNING SCHEME

- The need to control the siting, shape and height of any buildings or extensions;
- The extent to which the materials, colours and external finishes of buildings complement, rather than detract in appearance and character from the coastal environment.
- The environmental capacity of the land.