

01/12/2016
C183

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

INVERMAY LAND PROTECTION AREA

1.0

19/01/2006
VC37

Statement of environmental significance

Inappropriate development within the Invermay area has created a number of environmental problems. This area therefore requires careful management to ensure these problems are not exacerbated by new development.

2.0

19/01/2006
VC37

Environmental objective to be achieved

To control salinity and erosion in the Invermay area and to ensure suitable development occurs on the land.

3.0

01/12/2016
C183

Permit requirement

A permit is not required for buildings and works associated with the following:

- An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than 100 square metres.
- An out-building associated with an existing dwelling provided the floor area of the out-building is not more than 100 square metres.
- An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than 100 square metres.

All applications must accord with the Invermay Regional Study and Land Management Plan 1991.

Any application must include a separate land management plan for the site. This requirement does not apply where:

- A land management plan has previously been approved for the site by the responsible authority.

4.0

19/01/2006
VC37

Decision guidelines

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

- The proposals and recommendations contained in the “Invermay Regional Study and Land Management Plan 1991”.
- The proposal and recommendations contained within the separate land management plan submitted with the application.
- The means of treatment and disposal of all sewage, sullage and other perishable wastes.
- The siting of existing and proposed houses, driveways and effluent disposal systems.
- The measures which are to be taken to rehabilitate degraded land and to prevent the degradation of other land.
- The means by which it is proposed to improve the productivity of existing cleared land.
- The measures which are to be put in place in respect to the management of native vegetation, and (where applicable) the planting of additional vegetation.
- Any other management measures considered necessary, including fire protection, stream protection and habitat protection.
- The time period over which all aspects of the land management plan(s) are to be implemented.