

11/07/2019
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SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

LAND SUBSIDENCE

1.0

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Statement of environmental significance

There are many areas around Wonthaggi, South Dudley and Kilcunda where former coal mining activities have made the land susceptible to land subsidence. This could impact on the location and extent of development on a particular site.

2.0

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Environmental objective to be achieved

To encourage development that is responsive to the constraints of land subsidence.

3.0

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Permit requirement

A planning permit is not required for:

- A non-habitable building provided the gross floor area does not exceed 100 square metres.
- The removal, destruction or lopping of any vegetation.
- The construction of a building or to construct and carry out works located within the building envelopes identified in the Development Plan for Crown Allotment 20M, Section 100, Wonthaggi (South Dudley Road site).

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- In the vicinity of White Road between South Dudley Road and Lower Powlett Road, the *Geotechnical Report Number 405025.000RI* prepared by Chadwick T&T Pty Ltd.
 - In areas classified as Low Risk, structures should be limited to 30 metres in length.
 - In areas classified as Intermediate Risk, structures should be limited to 20 metres in length to limit damage to very slight and 35 metres for slight damage within this zone.
 - Areas classified as Moderate Risk are suitable for the construction of residential structures and roads/reserves. Construction should be limited to weatherboard development supported on pad footings. Flexible joints should be used on all drainage/sewer connections. Structures should be limited to 25 metres in length.
- A geotechnical report from a qualified geologist that addresses the suitability of the site for the proposed development and the effects of any undermining.
- The extent and location of the development in relation to undermined areas.