

11/05/2017
C205**SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO5.

WESTERNPORT HINTERLAND**1.0**19/01/2006
VC37**Statement of environmental significance**

This area forms part of the catchment of streams and waterways that discharge into Westernport Bay and includes coastal areas of State significance. It is also an area of strategic landscape importance, with a varied rural and coastal landscape that defines part of the rural edge to the townships of Tyabb, Hastings and Bittern.

2.019/01/2006
VC37**Environmental objective to be achieved**

- To protect and conserve the environmental systems, bio diversity, native vegetation, habitat areas, land and soil stability, drainage patterns, and stream quality of this area.
- To promote the sustainable development of rural land and integrated land and catchment management, including the retention and enhancement of habitat corridors and wetlands.
- To ensure that subdivision and development density is compatible with maintaining the long term natural, agricultural and landscape values of this area.
- To promote siting and design of buildings and works that is responsive to the varied rural and coastal landscape character and vistas of this area, and that maintains the scenic value of roads and recreation routes.

3.011/05/2017
C205**Permit requirement**

A permit is not required to remove, destroy or lop vegetation that is not native vegetation.

A permit is not required to remove, destroy or lop native vegetation specified in the schedule to Clause 52.17.

A permit is not required for buildings and works associated with a Section 1 use in the Green Wedge Zone and Farming Zone, Special Use Zone or Public Use Zone, provided the following requirements are met:

- No building or other structure exceeds a height of 8 metres above natural ground level.
- The total site coverage of all buildings does not exceed 10%.
- All external cladding of buildings, and structures including roofing, which is visible from any other property or roadway, is painted or finished in low reflective (40% or less), neutral tones which blend with the surrounding landscape, to the satisfaction of the responsible authority or, where the building is an extension to an existing building and the existing floor area is not being increased by more than 25%, the colours of the external cladding and roof matches that of the existing building.
- No septic system is located within 60 metres of a streamline, wetland, area of fluvial deposits, cliff and beach area or active dune area as defined under schedules to this overlay or within 60 metres of land within an Erosion Management Overlay.
- Development is not located within 100 metres of land included in a Public Conservation and Resource Zone.
- No dam is located within 100 metres of a Road Zone Category 1, 40 metres from a Road Zone Category 2, 20 metres from any other road or 5 metres from any other boundary.
- All earthworks, including the development of land for agricultural use, are conducted so as to avoid sediment discharge to creeks and waterways and to avoid the loss of floodplain capacity.
- Any stock loading facility is located more than 10 metres from a road frontage.