

19/01/2006
VC37**SCHEDULE 17 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO17****STREAMLINES****1.0**19/01/2006
VC37**Statement of environmental significance**

The streamlines of the Mornington Peninsula are an integral element of the environmental systems that support biodiversity, and directly impact on the coastal and marine environments. Streamlines also often provide relatively undisturbed habitat corridors between larger areas of remnant vegetation. The catchment areas of streams and watercourses on the Peninsula are relatively small, increasing sensitivity to inappropriate development.

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

- To maintain environmental flows and the quality of water within streams and watercourses.
- To maintain the capacity of streams and watercourses to carry natural flows.
- To prevent erosion of banks, stream beds and adjoining land and the siltation of watercourses, drains and other features.
- To protect and conserve flora and fauna habitats (including those of fish and invertebrates) within and along streams and watercourses.
- To ensure that development does not occur on land liable to flooding.
- To ensure that subdivision and development is compatible with the environmental values of streams and watercourses.

3.019/01/2006
VC37**Decision guidelines**

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

- The environmental objectives of this schedule.
- Whether there is any reasonable alternative site for the proposed buildings and works outside of the overlay area, or any alternative land management or construction practices, that would better meet the objectives of this schedule.
- Whether the proposed works are associated with essential works crossing the area including the installation of utility services or the provision of an access track.
- Whether substantial change or detriment will be caused to soil stability, vegetation, water quality or habitat values of the streamline.
- The need to retain connectivity in streamline habitat corridors.
- The means of treatment and disposal of all sewerage, sillage and other wastes where connection to a reticulated sewerage system is not viable.
- The potential for flooding to occur, and whether the proposed development will impose any additional flooding risk or constraints over land in the vicinity.
- The existing use of the land and the purpose of the proposed buildings and works in relation to the existing use.
- Appropriate measures to prevent pollution, increased nutrient loads, siltation and increased turbidity of water in streamlines and watercourses.

- Appropriate measures to prevent detrimental alterations to flow regimes of streams and watercourses.
- The conservation of streams and streamside areas for their recreational value.
- The comments of all relevant drainage, stream or catchment management authorities.