

19/01/2006
VC37**SCHEDULE 18 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO18**.

WETLANDS**1.0**19/01/2006
VC37**Statement of environmental significance**

The wetlands of the Mornington Peninsula are an integral element of the environmental systems that support biodiversity and a number are of state and international significance. The catchment areas of wetlands on the Peninsula are relatively small, increasing sensitivity to inappropriate development.

2.019/01/2006
VC37**Environmental objectives**

- To maintain the environmental diversity and quality of areas which constitute wetlands, remanent swamplands, inter tidal areas and lagoons.
- To limit development within environmentally sensitive areas.
- To prevent the pollution of wetlands and swamp areas which are particularly sensitive to ground water pollution and the degradation of significant habitat areas.
- To maintain environmental flows and the water quality within wetlands.

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 the stability, vegetation, water quality or habitat values of the wetland.
- The protection of wetlands and swamps for their environmental and scientific value.
- The means of treatment and disposal of all sewerage, sullage 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 or drainage risk or constraints over land in the vicinity or in any other way be detrimental to the wetland.
- 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 wetlands.
- Appropriate measures to prevent detrimental alterations to flow regimes in wetlands.
- The comments of all relevant drainage, stream or catchment management authorities.
- Any approved management plan or approved works specific to the wetland.