

11/05/2017
C205

SCHEDULE 19 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO19.

FLUVIATILE DEPOSITS

1.0

19/01/2006
VC37

Statement of environmental significance

The areas of alluvial plain and reclaimed swamp on the Mornington Peninsula, which support characteristic vegetation communities, are an integral element of the environmental systems that support biodiversity. These areas may have limited drainage capacity.

2.0

19/01/2006
VC37

Environmental objectives to be achieved

- To protect the stability and environmental values of alluvial plains and reclaimed swamp with characteristic vegetation communities.
- To avoid contamination of ground water and the degradation of significant habitat areas.
- To limit development within environmentally sensitive areas.

3.0

11/05/2017
C205

Permit requirement

A permit is not required to construct a building or construct or carry out works for the purpose of a single dwelling, additions or alterations to an existing dwelling, or an outbuilding on a lot located inside the urban growth boundary south of Pickings Road and north of Nepean Highway, Safety Beach.

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

4.0

10/08/2006
C68(Part 1)

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 area.
- The protection of alluvial plains and reclaimed 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.
- The existing use of the land and the purpose of the proposed buildings and works in relation to the existing use.
- The comments of all relevant drainage, stream or catchment management authorities.