

11/05/2017  
C205**SCHEDULE 20 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO20**.

**Cliff And Beach****1.0**19/01/2006  
VC37**Statement of environmental significance**

The stability of cliff areas and beaches is critical to coastal management and the maintenance of environmental values. Cliff and beach areas are exposed to wave, spray and wind erosion and may be destabilised by buildings and works, including the removal of vegetation.

**2.0**19/01/2006  
VC37**Environmental objective to be achieved**

- To maintain the stability of coastal cliffs and coastal margins which are exposed to wind and wave erosion.
- To maintain the diversity of specialised coastal vegetation communities.
- To ensure sustainable development in areas prone to erosion and instability.
- To retain vegetation as a means of maintaining cliff and beach stability.

**3.0**11/05/2017  
C205**Decision guidelines**

Before deciding on an application within the Green Wedge Zone, 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.
- The means of treatment and disposal of all sewerage, sullage and other wastes where connection to a reticulated sewerage system is not viable.
- The existing use of the land and the purpose of the proposed buildings and works in relation to the existing use.
- The availability of alternative land outside of the overlay area.
- Appropriate measures to prevent erosion.
- The comments of all relevant catchment and coastal management authorities.

Before deciding on an application within the General Residential Zone, the responsible authority must consider as appropriate:

- The effect of the proposed development on the landscape and in particular the siting, height, bulk and general appearance of buildings and works.
- The impact of development on neighbouring properties.
- The effect of any removal of native vegetation on the amenity and privacy of nearby areas.