

19/01/2006
VC37

SCHEDULE 21 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO21**.

COASTAL HINTERLAND

1.0

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Statement of environmental significance

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

2.0

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Environmental objective to be achieved

- To act as a buffer area to the more sensitive cliff and beach areas.
- To retain significant areas of coastal vegetation.
- To ensure a sustainable intensity of development in areas with potentially sensitive and unstable conditions.
- To maintain the high landscape and recreational values of the coastal environment.

3.0

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Decision guidelines

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

- The environmental objectives of this schedule.
- 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.
- Whether there is any reasonable alternative site for the proposed buildings and works outside of the overlay area that would better meet the objectives of this schedule.
- The possible effect of buildings and works on the stability of the soil and vegetation communities.
- The protection of coastal areas for their recreational value.
- The comments of all relevant drainage, stream or catchment management authorities.