

11/05/2017
C205**SCHEDULE 23 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO23**.

SEMI STABILIZED DUNES**1.0**19/01/2006
VC37**Statement of environmental significance**

The stability of semi stabilised dunes is critical to sustainable land management and the maintenance of environmental values. These areas may become unstable if the top surface is removed in steeper sections and exposed to wind erosion.

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

- To maintain the stability of the unique landform (the Cups) that may become unstable if the top surface is removed in steeper sections.
- To ensure that buildings are sited to prevent unnecessary wind turbulence in certain areas such as the windward and leeward top slopes, in order to prevent surface erosion.
- To ensure a sustainable intensity of development in semi stable dune areas.
- To avoid development on land with a ground slope greater than 25 percent.

3.011/05/2017
C205**Permit requirement**

A permit is not required for the following, when associated with farming on the land:

- A fence
- A structure that:
 - Is less than 30 square metres in floor area.
 - Is 8 metres or less in height above natural ground level.
 - Is more than 20 metres from any boundary.
 - Is on ground with a slope of 10% or less.

A permit is not required to remove, destroy or lop native vegetation specified in the schedule to Clause 52.17.4.0

4.019/01/2006
VC37**Decision guidelines**

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

- The environmental objectives of this schedule.
- The slope of the land.
- Whether there is any reasonable alternative site for the proposed buildings and works, including the installation of effluent disposal and stormwater discharge areas, 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 necessary for 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 available.
- 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 erosion.

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- The comments of all relevant soil conservation authorities.