

19/01/2006
VC37

SCHEDULE 27 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO27.

MERRICKS BEACH ENVIRONMENTAL MANAGEMENT

1.0

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Statement of environmental significance

As part of a strategy to retain the low key coastal village character of the Merricks Beach township, alternative waste water management techniques to those of installing reticulated sewerage and drainage systems have been supported. The impact of this alternative approach on stream conditions and coastal environments requires ongoing monitoring.

2.0

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Environmental objective to be achieved

- To protect the environment and natural character of the Merricks Beach village.
- To ensure, as far as practicable, the retention of waste water within the boundaries of each property as part of a township waste water management strategy.

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Permit requirement

A permit is not required for buildings and works except:

- To construct or carry out works associated with the provision of reticulated water, reticulated sewerage, main drainage or gas supply.
- To connect to reticulated water supply. This does not apply where the site abuts a main existing before 31 August 1995.

An application for permit must be accompanied by a site capability assessment to demonstrate that all waste water can be adequately treated and contained within the lot. The assessment must address the relevant requirements listed in the “Code of Practice for Septic Tanks”.

4.0

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VC37

Decision guidelines

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

- The natural character, vegetation and environment of Merricks Beach Village.
- The need for adequate fire control plans.
- The need to include conditions in any approval of reticulated water supply requiring:
 - Provision by the landowner of an all waste disposal system, to the satisfaction of the responsible authority, including provision if necessary of a household sewage treatment plant approved by the Environmental Protection Authority.
 - Regular inspection and maintenance of the septic tank/waste absorption system including provision by the landowner of an audit report every two years, all to the satisfaction of the responsible authority.