

22.13 TOWNSHIP ENVIRONMENT19/01/2006
VC37

This policy applies to all land within the Residential 1 Zone, Low Density Residential Zone, Business 1,4 and 5 Zones and Industrial 1 and 3 Zones, and to all other land within the township areas of the Mornington Peninsula.

22.13-1 Policy basis19/01/2006
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Both within existing townships and in new growth areas, the Municipal Strategic Statement emphasises environmental sustainability as a guiding principle. This involves a need to balance and integrate social needs, ecological care and economic development. Many of these themes are addressed in the strategic framework plan and other strategies. However, the goal of sustainability requires attention to decisions in detailed design as well as in broad principle. The purpose of this policy is to highlight a number of areas where attention is necessary to support the major strategic directions.

22.13-2 Objectives19/01/2006
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- To ensure that infill development proposals, which will result in new or increased waste water discharge, will meet State environmental standards and will not add to the pollution of groundwater or surface waters.
- To ensure that proposals for new development provide appropriate stormwater treatment measures in accordance with relevant best practice environmental management guidelines, including Draft Best Practice Guidelines for Stormwater Management (Melbourne Water, 1999).
- To ensure that construction activities do not adversely impact on the regional drainage function of waterways, drains, retarding basins and floodplains.
- To ensure that all development, including drainage, roads and sewerage systems are designed to protect the air environment, land, waterways and ground water resources from polluting discharges and activities in accordance with State environment protection policies and relevant best practice environmental management guidelines.
- To ensure that development does not reduce the extent or integrity of areas of remnant indigenous vegetation within township areas and provides for the reinstatement of native vegetation and the protection and enhancement of habitat corridors
- To promote energy efficiency in the design of new development.
- To ensure that where land that has been previously used for non residential purposes, including orcharding or other forms of intensive agriculture, is proposed to be developed for residential or community purposes, proper consideration is given to assessing potential contamination and necessary remedial measures in accordance with the Minister's Direction No 1.

22.13-3 Policy19/01/2006
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It is policy that:

- New development areas will be connected to reticulated sewerage.
- Applications for infill development in unsewered areas will be required to demonstrate that proposals for wastewater treatment and disposal comply with State environment protection policies and will not add to the pollution of groundwater or surface waters.

- Existing premises within unsewered areas may be required to improve inadequate treatment and disposal systems where wastewater discharges do not meet the required standards and are contributing to the pollution of groundwater or surface waters.
- Best practice environmental management, which has regard to the whole water cycle, must be used in the design, construction and operation of drainage systems to reduce impacts on surface waters, coastal areas and ground water, including the provision, where appropriate, of litter control devices and sediment traps.
- New developments and redevelopment must be designed and managed to minimise the impact of stormwater run off on waterways, in accordance with best practice environmental management guidelines including Construction Techniques for Sediment Pollution Control (Environment Protection Authority (EPA, May 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).
- The subdivision of land that includes or adjoins a streamline must have regard to the effect of development on the environmental, landscape and open space values of the streamline and the potential effect of streamside erosion on future development. Where reasonable and practical a reserve with a minimum width of 30 metres should be maintained on both sides of a streamline.

22.13-4 Decision guidelines

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

- The need for a report, from a suitably qualified person, to ensure that all waste water and effluent generated by a proposed use or development will be treated and retained onsite, and will not pollute surface or groundwaters, in accordance with State environment protection policies and best practice environmental management guidelines.
- The need for a report, from a suitably qualified person, to ensure that drainage and stormwater disposal from a proposed use or development will meet State environment protection policies and best practice environmental management guidelines and will not adversely effect the environmental values or the regional drainage function of waterways, drains, retarding basins and floodplains.
- The extent to which development proposals provide for the retention of remnant native vegetation and established areas of introduced vegetation with significant environmental, streetscape and township character values. This may include:
 - Limiting vegetation removal to the maximum extent that is reasonable and practical.
 - Provision for the retention of native vegetation and habitat corridors.
 - Provision for the revegetation and protection of streamlines, wetlands and other sensitive areas, having regard to the benefit of using locally indigenous species and the need to avoid the introduction and spread of environmental weeds.
 - Appropriate management of fire regimes and bushfire prone areas.
- The need for a report, from a suitably qualified person, assessing impact of a proposed use or development on the quality and habitat value of vegetation and, where necessary, detailing recommended modifications to the proposal or remedial works to achieve the objectives of this policy.
- The need, where it is proposed to use or develop land that has been previously used for non residential purposes, including intensive forms of horticulture and agriculture, for a report, by a properly qualified person, assessing potential contamination and necessary remedial measures in accordance with best practice environmental management guidelines.

- The extent to which proposed development meets energy efficiency principles in relation to providing for solar access and energy efficient house design.

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Policy references

Draft Best Practice Guidelines for Storm Management (Melbourne Water, 1999).

Construction techniques for Sediment Pollution Control (Environment Protection Authority, May 19991).

Environmental Guidelines for Major Construction Sites (Environment Protection Authority, 1995).