

19/01/2006  
VC37**SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO5.

**AREAS SUSCEPTIBLE TO EROSION****1.0**19/01/2006  
VC37**Statement of environmental significance**

Erosion is recognised as a land management concern with diverse causes that may affect any property. Therefore it is important to encourage best practices for farming, building and associated land disturbances and to increase awareness of the issues that may exacerbate the process such as earthworks, control of water run-off and removal of vegetation.

The Department of Natural Resources and Environment has mapped certain areas in the Shire as susceptible to erosion. There are other areas within the Shire which have been specifically identified as prone to land slips. Whereas this overlay is applied to the areas susceptible to erosion as identified by the Department of Natural Resources and Environment, the Erosion Management Overlay is applied to the areas specifically identified as prone to land slips.

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

To protect areas prone to erosion by minimising land disturbance and vegetation loss.

To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses

**3.0**19/01/2006  
VC37**Permit requirement**

A permit is not required to construct the following buildings or to construct or carry out the following works.

**Agricultural activities:**

- Agricultural activities including ploughing, fencing and the construction of a dam with a capacity of less than 3000 cubic metres.
- Buildings or works specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

**Infrastructure:**

- The lay out of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

**Power Lines:**

- Telephone or power lines provided they do not involve the construction of towers.

**Buildings:**

- A building or extension to an existing building where the total resultant floor area is less than 200 square metres, provided the construction is carried out in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Control of Erosion on Construction Sites (Soil Conservation Authority).

A permit is not required to remove, destroy or lop vegetation:

- In a domestic garden.
- For the use as firewood for heating or cooking purposes within the dwelling on the lot from which the wood was collected.

An application must be accompanied by supporting information and or plans showing:

- The existing conditions including streams, vegetation and contour intervals at suitable scale.

- The location and layout of the proposed buildings and works.

#### 4.0

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#### Decision guidelines

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

- The purpose of the overlay.
- The following publications:
  - Environment Guidelines for Major Construction Sites, Environment Protection Authority, February 1996.
  - Construction Techniques for Sediment Pollution Control, Environment Protection Authority, May 1991
  - Control of Erosion on Construction sites, Soil Conservation Authority.
  - Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.
- Any proposed measures to minimise the extent of soil disturbance and runoff.
- The need to stabilise disturbed areas by engineering works or vegetation.
- Whether the land is capable of providing a building envelope, which is not subject to high or severe erosion problem.
- Whether the proposed buildings or works are likely to cause erosion or landslip.
- Whether the proposed access and servicing of the site or the building envelope is likely to result in erosion or landslip.
- Any Land Capability Report Guidelines prepared by the Department of Natural Resources and Environment, Centre for Land Protection Resource.
- The views of the Department of Natural Resources and Environment in respect to:
  - Subdivision applications of greater than four lots or any subdivision application which may have adverse environmental effects.
  - Applications which immediately abut Crown Land.
  - Applications, which in the opinion of the responsible authority may cause or otherwise cause erosion, land degradation or affect land stability on either the subject land or on adjoining land.