

03/12/2009  
C45**SCHEDULE 7 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO7**.

**COASTAL SETTLEMENTS****1.0**03/12/2009  
C45**Statement of Environmental Significance**

South Gippsland contains some of Victoria's most significant coastline areas. The settlements of Venus Bay, Sandy Point, Tarwin Lower and Waratah Bay are situated along this coastline and contribute to the areas appeal by providing accommodation opportunities in environmentally significant areas. They are characterized by their predominance of native vegetation, easily erodable soils and their proximity to foreshore reserves, coastal parks and other public land and their rugged appeal.

**2.0**03/12/2009  
C45**Environmental Objectives to be achieved**

- To protect and enhance the natural beauty of the coastal townships.
- To protect and enhance the environmental quality of the townships.
- To minimise the risk of erosion, and destruction of the environment through poorly managed development.
- To ensure that development adjacent to coastal areas is compatible with the environment and does not result in adverse impacts on coastal processes.

**3.0**03/12/2009  
C45**Permit requirement**

A permit is not required to construct a building or carry out works other than for:

- A building or extension to a building where the difference between finished ground level and natural ground level as a result of excavation or filling exceeds 1 metre.

A permit is not required to remove, destroy or lop non-native vegetation.

**4.0**03/12/2009  
C45**Application requirements**

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

- The existing conditions including vegetation and contour intervals at a suitable scale.
- The location and layout of buildings and works.
- Landscaping and areas of revegetation.

**5.0**03/12/2009  
C45**Decision Guidelines**

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

- The environmental objectives of this schedule.
- Whether the proposal will assist in achieving the Vision, Objectives and Strategies for Venus Bay, Waratah Bay, Sandy Point and Tarwin Lower contained in Clause 21.04.
- Whether the proposal will assist in the maintenance and improvement of the stability of the coastal dunes and coastlines.
- The impact of the proposal on the extent of natural vegetation retained on the site.
- The impact of the proposal on the conservation of any areas of environmental importance or significance.
- Whether opportunities exist to avoid excavation by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land.

## SOUTH GIPPSLAND PLANNING SCHEME

- Whether the development of the land will be detrimental to the natural environment.
- Any relevant coastal study adopted by the Shire of South Gippsland.
- The views of the Department of Sustainability and Environment in respect to:
  - Applications which immediately abut Crown land.
  - Applications which in the opinion of the responsible authority may adversely affect coastal processes, dune systems (including tertiary systems), or have any possible effect on aquatic habitat and flora and fauna habitat.
  - 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.
  - Applications which in the opinion of the responsible authority may adversely affect wildlife habitat and sites of biological or zoological significance.