

11/02/2016
C93**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO1**.

COASTAL AND GIPPSLAND LAKES ENVIRONS**1.0**19/01/2006
VC37**Statement of environmental significance**

The Ninety Mile Beach and Gippsland Lakes and their environs are some of the most significant environmental, landscape, and recreational areas within the State of Victoria.

The coast and lakes systems comprise easily disturbed ecosystems susceptible to soil erosion, ground and surface water pollution, and habitat disturbance. In particular, areas which have been developed as coastal settlements and towns along the Ninety Mile Beach are beginning to cause significant environmental management problems, including loss of water and soil quality, as well as loss of native vegetation.

There are 11,200 subdivided lots along the Ninety Mile Beach between Paradise Beach and the Honeysuckles, east of Seaspray. These lots occur both on the sand dunes of the Ninety Mile Beach and on the adjacent sandy soils. None of the lots is connected to reticulated water or sewerage systems. Investigations have revealed evidence of groundwater contamination at Loch Sport. Development has been encouraged to occur within the township areas of Paradise Beach, Golden Beach and at the Honeysuckles.

There are significant environmental issues in this area, including water quality, landscape, protection of primary and secondary sand dunes, flooding, protection of vegetation habitat, impacts on neighbouring wetlands and coastal parks. Coastal and estuarine systems are vulnerable to human development.

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

- To ensure that the development of land is compatible with the environmentally sensitive coastal area, including the Gippsland Lakes.
- To conserve and enhance the environmental quality of the coastal area.
- To protect and enhance the natural beauty of the coastal landscape.
- To protect and enhance the visual amenity and landscape of the coastal area.
- To minimise the risk of erosion, pollution, and destruction by fire.
- To minimise the impact of human activities on the ecological values of the coastal and lakes environments.

3.011/02/2016
C93**Permit requirement**

A permit is not required for any building with a height of less than 4.5 metres (not including a television or radio antenna, chimney, or flue pipe) in association with:

- Informal outdoor recreation.
- Minor utility installation.
- The following agricultural activities:
 - Fencing and gates.
 - Ploughing and similar activities, except within 20 metres of a lake, wetland, or waterway.

- Dams.
- Windmills and solar units.
- Outbuildings less than 100 square metres gross floor area.
- River or lake shore management works by a public authority.
- Any works or actions by a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk, or preserve public safety.

A permit is not required for buildings or works undertaken by, or on behalf of, the Department of Environment, Land, Water and Planning on coastal Crown Land under relevant legislation.

A permit is not required for buildings and works undertaken by, or on behalf of, Parks Victoria in relation to its obligation under relevant legislation.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider Clause 21.04 – 21.19 with respect to settlement in coastal areas and whether the proposal:

- Incorporates stormwater systems which prevent high nutrient and sediment concentration entering waterways, wetlands and groundwater.
- Avoids the discharge of wastes unless it can be demonstrated that the wastes can be assimilated without detrimental effect to the receiving environment.
- Avoids and/or controls waste discharges to areas of high conservation significance.
- Complements the scale, height, colour, materials, and finishes of buildings with the coastal environment and any identified local settlement character, with the intent of minimising any visual impact, including visual impact as seen from the water.
- Minimises ground surface disturbance.
- Minimises the impact of construction (including construction of roads) within prominent areas such as hillsides, promontories, ridge-lines and headlands.
- Avoids the construction (including construction of roads) and works in fragile or unstable areas, including land subject to inundation and land adjoining coastal or lake foreshore boundaries.
- Protects sensitive coastal and foreshore vegetation, in particular heath-lands and dune vegetation, from clearing, pollution, grazing, and trampling.
- Emphasises the use of indigenous species in revegetation programs.
- Takes into account coastal processes for all construction and development on the coast.
- Takes into account possible sea and water level rises when planning the siting and design of buildings and works.
- Avoids development with any associated wastewater within 100 metres of a waterway, wetland, coastal foreshore boundary or lake foreshore boundary.
- Enables the built form of commercial and community facilities to reflect the individual character of the settlement within which it is to be developed.
- Ensures that the scale, height and materials of buildings complements the coastal environment and local township character.
- Includes provision for the retention of vegetation and fauna habitat, the need to revegetate riparian buffers along waterways, gullies, ridge-lines, property boundaries and recharge areas, as well as site management measures to minimise the occurrence of salinity, erosion, groundwater and surface water problems for applications for agricultural use or development.