

19/01/2006
VC37

SCHEDULE 6 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO6**

CONSOLIDATION AREAS

1.0
19/01/2006
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Statement of environmental significance

The natural physical features or resources of these areas should be protected by ensuring lot size is sufficient to accommodate development and any associated effluent disposal systems, taking into account the site's environmental constraints.

2.0
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Environmental objective to be achieved

To restrict development until the lot area is sufficient to cater for the development.

3.0
19/01/2006
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Decision guidelines

Before deciding on application the responsible authority must consider:

- The primary purpose for which the land is zoned.
- The preparation and approval of a Subdivision Restructure Plan, for the land, which demonstrates how the lot size is sufficient to adequately provide for the development.
- The provisions of the approved Subdivision Restructure Plan.
- The availability of engineering infrastructure services to the land.
- The capability of the land to treat and retain wastewater, sewage, sullage and drainage effluent generated within it.
- The layout and capacity of the surrounding road network to accommodate traffic likely to be generated by the proposal.