SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO5

WESTERNPORT HINTERLAND

1.0 Statement of environmental significance

This area forms part of the catchment of streams and waterways that discharge into Westernport Bay and includes coastal areas of State significance. It is also an area of strategic landscape importance, with a varied rural and coastal landscape that defines part of the rural edge to the townships of Tyabb, Hastings and Bittern.

2.0 Environmental objective to be achieved

- To protect and conserve the environmental systems, bio diversity, native vegetation, habitat areas, land and soil stability, drainage patterns, and stream quality of this area.
- To promote the sustainable development of rural land and integrated land and catchment management, including the retention and enhancement of habitat corridors and wetlands.
- To ensure that subdivision and development density is compatible with maintaining the long term natural, agricultural and landscape values of this area.
- To promote siting and design of buildings and works that is responsive to the varied rural and coastal landscape character and vistas of this area, and that maintains the scenic value of roads and recreation routes.

3.0 Permit requirement

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

A permit is not required for buildings and works associated with a Section 1 use in the Rural Zone, provided the following requirements are met:

- No building or other structure exceeds a height of 8 metres above natural ground level.
- The total site coverage of all buildings does not exceed 10%.
- All external cladding of buildings, and structures including roofing, which is visible from any other property or roadway, is painted or finished in non reflective, neutral tones which blend with the surrounding landscape, to the satisfaction of the responsible authority.
- No septic system is located within 60 metres of a streamline, wetland, area of fluviatile deposits, cliff and beach area or active dune area as defined under schedules to this overlay or within 60 metres of land within an Erosion Management Overlay.
- Development is not located within 500 metres of land included in a Public Conservation and Resource Zone nor within 60 metres of land included in the Scenic Landscape Overlay (Schedule 6 – Scenic Road).
- No dam is located within 100 metres of a Road Zone Category 1, 40 metres from a Road Zone Category 2, 20 metres from any other road or 5 metres from any other boundary.
- All earthworks, including the development of land for agricultural use, are conducted so as to avoid sediment discharge to creeks and waterways and to avoid the loss of floodplain capacity.
- Any stock loading facility is located more than 10 metres from a road frontage.