SCHEDULE 1 TO THE EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as EMO1

UNSTABLE SLOPES

1.0 Statement of land management significance

The proper management of unstable slopes is critical to sustainable land use and the maintenance of environmental values. Mass wastage and erosion increases the siltation and turbidity of creeks, decreases the viability of vegetation communities and reduces habitat areas. Areas of unstable slopes are very limited in size and tend be located in escarpment areas or creek valleys, on steeper slopes, where ground water tends to be the main activating agent. These slopes are susceptible to major slope instability if disturbed by earthworks for buildings, driveways, service lines or the like or changes in sub soil water levels through inappropriate drainage and effluent disposal.

2.0 Decision guidelines

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

- Whether there is any reasonable alternative site for the proposed buildings and works outside of the overlay area, or any alternative land management practices or alternative construction methods, that would better meet the objectives of this schedule.
- Whether the proposed works are associated with essential works crossing the area including the installation of utility services or the provision of an access track.
- The means of treatment and disposal of all sewerage, sullage and other wastes where connection to a reticulated sewerage system is not viable.
- The existing use of the land and the purpose of the proposed buildings and works in relation to the existing use.
- Any proposed measures to minimise changes in subsoil water conditions.
- The comments of all relevant drainage, stream or catchment management authorities.