

19/01/2006
VC37

SCHEDULE 22 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO22**

ACTIVE DUNES

1.0

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Statement of environmental significance

The stability of coastal areas is critical to coastal management and the maintenance of environmental values. Active dune areas are exposed to primarily to wind erosion and may be destabilised by buildings and works, including the removal of vegetation.

2.0

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Environmental objectives to be achieved

- To prevent the erosion of areas of predominantly exposed bare sand resulting from the blow out of semi - stabilised dune areas or where dune areas exist behind the foreshore.
- To prevent structures which would cause interruption to the natural balance between wind patterns and dune structures.
- To ensure a sustainable intensity of development in sensitive areas.
- To retain vegetation as a means of maintaining soil and slope stability.
- To avoid development on active dunes.

3.0

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Decision guidelines

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

- The environmental objectives of this schedule.
- Whether there is any reasonable alternative site for the proposed buildings and works, including the installation of effluent disposal and stormwater discharge areas, outside of the overlay area, or any alternative land management or construction practices, that would better meet the objectives of this schedule.
- Whether the proposed works are necessary for 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.
- The availability of alternative land outside of the overlay area.
- appropriate measures to prevent erosion.
- The comments of all relevant coastal management authorities.