

28/05/2021
C99gelg

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

COASTAL AND WETLAND AREAS - NARRAWONG

1.0 Statement of environmental significance

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The Shire's coastline and wetland areas are a significant environmental resource that should not be compromised by inappropriate development. Coastal environments must be protected, especially features of ecological, geological, geomorphological, cultural and historic significance.

Wetlands and waterways should be retained as natural drainage corridors with vegetated buffer areas in order to perform their long term function as flood storage, drainage areas, stream habitat, wildlife corridors and landscape areas, and to minimise erosion and reduce polluted surface runoff from adjacent land uses.

2.0 Environmental objective to be achieved

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To ensure the long term protection of coastal, marine, flood plain and wetland ~~ecosystems~~ environments, by preventing development that is likely to prejudice the long term environmental values.

~~To prevent inappropriate development that is likely to prejudice the long term environmental values of coastal dune and wetland areas:~~

~~To maintain environmental diversity and quality of areas that constitute wetlands, swamp lands, intertidal areas, lagoons and significant waterways:~~

~~To prevent pollution of significant waterways and wetlands and the degradation of habitat areas:~~

3.0 Permit requirement

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A permit is required to ~~construct a fence~~:

- Construct a fence.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The environmental objectives to be~~ Whether the environmental objective is achieved.
- Whether the siting and management of the proposal will detrimentally impact the natural function of the coastal dune, flood plain or wetlands systems.
- ~~An assessment of the~~ Whether there are future potential impacts of climate change on the land and in particular, the combined impacts of sea level rise, storm surge, wave run-up, local coastal processes, topography and geology.-
- Whether the siting and management of the proposal will ensure that waste water is treated and managed to avoid any adverse impact on wetlands or waterways and- drainage from the site will not cause erosion, siltation or degrade the water quality of wetlands and waterways.
- ~~An assessment of the likely impact of~~ Whether there is an impact from the proposal on the flora, fauna and landscape features of wetlands, waterways or dune systems.

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- ~~A flood risk assessment for the proposed buildings and works and whether the~~ Whether the proposal will impose any greater flooding or drainage risk or constraints on land in the vicinity as demonstrated in a flood risk assessment for the proposed buildings and works.
- Consider the views of the ~~Department of Environment, Land, Water and Planning and Glenelg Hopkins~~ relevant State Government Department, and the relevant Catchment Management Authority where applicable.