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SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO1** .

COASTAL ENVIRONS

1.0 Statement of environmental significance

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Western Port is noted for its ecological diversity in terms of terrestrial and marine species, some of which are protected by international agreements to which Australia is a party. These species occupy a wide range of habitats including salt marshes, mangroves, inter- tidal mudflats and seagrass beds. Western Port is also noted for its coastal landscapes and extensive areas of remnant coastal vegetation.

The conservation of these values is promoted by the MSS. This can be assisted by placing controls on the expansion of urban settlements, the removal of native vegetation, the treatment of waste water and on the extent and appearance of buildings and works.

2.0 Environmental objective to be achieved

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To conserve and enhance the ecological values of environmentally sensitive land fringing Western Port.

To maintain and enhance the rural character of areas fringing Western Port.

3.0 Permit requirement

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A permit is not required to remove, destroy or lop:

- exotic vegetation
- the following environmental weed species:
  - Coast Wattle (*Acacia longifolia subsp. Sophorae*).
  - Sweet Pittosporum (*Pittosporum undulatum)* ;
  - Sallow Wattle (*Acacia longifolia subsp. Longifolia*);

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 need to ensure that the sensitive areas of open space along the edge of Western Port and the environmentally sensitive areas of the bay are not compromised by the use.
- The capacity of the soil and water to absorb wastes and the design of the effluent disposal system.
- The impact of plant life, animal habitats and the landscape.
- Whether the buildings or works will be detrimental to the natural physical features or resources of the area.
- The design, location and colour of proposed buildings and works and their impact on the landscape.
- The extent of any proposed removal of vegetation and in particular:
  - The desirability of retaining or establishing a buffer of native vegetation adjoining watercourses and natural drainage lines and any existing vegetation along ridges, road and property boundaries.

  - Whether the vegetation has been identified as being of landscape or environmental significance.

- The location, dimensions, and levels of any excavations or alterations to the natural surface including details or works to stabilise buffers in areas of fill or excavation. The works to control drainage and stormwater run-off from all buildings, access roads and driveways.
- The views, if any, of the Department of Energy, Environment and Climate Action.
- Whether the location of buildings and works take advantage of the topography and landscaping of the area to provide screening from adjoining properties and surrounding areas.