

22.16

19/01/2006
VC37**BALLAR CREEK** [Rule 5 Not PPF format]

This policy applies to land along Ballar Creek, Mount Eliza that is within the Erosion Management Overlay. [13.04-2L PA] ~~The boundaries of the Erosion Management Overlay are derived from the report: Mornington Peninsula Shire Council Landslide Zoning, Ballar Creek, Mt Eliza, Victoria dated 11 July 2000 (the Coffey report); in particular, zones II, III and IV shown on Figure 3- Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan dated 11 July 2000 (This figure of the report is an Incorporated Document.) This Policy and the Overlay for the Ballar Creek area cover zones II, III and IV plus a 10 metre wide strip of zone I at the edge of the other zones to allow for error margins in zone boundary definition.~~

[Rule 4 Unnecessary content]

Policy basis [Rule 5 Not PPF format]

The proper management of erosion prone and unstable slopes is critical to sustainable use and development and the maintenance of environmental values. Landslides and erosion can affect the structural stability of buildings and works, increase the siltation and turbidity of creeks, cause flooding, decrease the viability of vegetation communities and reduce habitat areas. Bed and bank erosion of Ballar Creek exacerbates landsliding problems along it particularly where there are Balcombe Clay outcrops in the creek. Land slopes along Ballar Creek are susceptible to instability if disturbed by earthworks for buildings, driveways, service lines or the like or changes in the water table through inappropriate drainage or other causes. Development needs to be carefully sited, designed and constructed to avoid exacerbating these problems. [02.03-3 SD]

~~This policy builds on Clause 21.07-1 Housing and Integrated Local Area Planning Objective 1.~~

[Rule 4 Unnecessary content]

Objectives [Rule 3 Duplicates PPF format]

To ensure that: [13.04-2L S]

- Land degradation processes are not worsened. [13.04-2L S]
- ~~Information about erosion and slope instability in the area is readily available.~~
- Environmental values are maintained and, if possible, enhanced. [13.04-2L S]

Policy [Rule 5 Not PPF format]

~~It is policy that proposals are assessed against the following criteria:~~ [Rule 4 Unnecessary content]

- Before making any decision in respect to an application under this Scheme the responsible authority should have regard to the report titled: [13.04-2L PG]

Mornington Peninsula Shire Council Landslide Zoning, Ballar Creek, Mt Eliza, Victoria and dated 11 July 2000 (the Coffey report). [13.04-2L PG]

- If buildings or works could potentially affect or be affected by landslip or erosion, that they should be, in order of preference, located: [13.04-2L PG]
 - Outside land affected by the Erosion Management Overlay. [13.04-2L PG]
 - On land within zone I as shown in Figure 3 Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan dated 11 July 2000. [13.04-2L PG]
 - On land within zone II as shown in Figure 3 Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan dated 11 July 2000. [13.04-2L PG]
 - On land within zone III as shown in Figure 3 Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan dated 11 July 2000. [13.04-2L PG]
 - On land within zone IV as shown in Figure 3 Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan dated 11 July 2000. [13.04-2L PG]
- ~~Subdivisions, buildings and works should be designed and constructed or carried out in such a manner as to avoid any worsening of erosion or landslip problems.~~

[Rule 7 Provision is too vague]

- Buildings and works should be sited in areas zoned III or IV as shown in Figure 3 Mornington Peninsula Shire Council Ballar Creek, Mount Eliza Landslide Zone Plan dated 11 July 2000. only if it can be shown that either: [13.04-2L PG]
 - The zoning of the site is inappropriate and a zone I or II is justified. [13.04-2L PG]
 - Engineering works can be put in place to ensure the long term slope stability risks are within normally acceptable limits. [13.04-2L PG]
- The environs of Ballar Creek should be planted so as to form a corridor of indigenous riparian vegetation. [13.04-2L PG]

~~Proposals that do not meet these criteria may still meet the objectives of this policy.~~
[Rule 4 Unnecessary content]

Decision guidelines [Rule 5 Not PPF format]

~~Before deciding on an application, the responsible authority will consider, as appropriate:~~
[Rule 3 44.01-8 Duplication]

- ~~Whether any geotechnical engineering report, including Parts One and Two as may be required under the Erosion Management Overlay Schedule, has been adequately reviewed by an independent and suitably qualified geotechnical engineer with experience in slope stability.~~
[Rule 3 44.01s03 Duplication]
- ~~The existing use of the land and the purpose of the proposed buildings and works in relation to the existing use.~~ [Rule 3 65.01 Duplication]
- ~~The views of Melbourne Water.~~ [Rule 3 44.01s03 Duplication]

Policy References [Rule 5 Not PPF format]

Mornington Peninsula Shire Council Landslide Zoning, Ballar Creek, Mt Eliza, Victoria, (11 July 2000) Coffey Geosciences Pty. Ltd. [13.04-2L PD]