

Proposed Erosion Management Overlay

South Gippsland Shire Council is seeking submissions on a proposed update to the Erosion Management Overlay.

If approved, the updated Erosion Management Overlay would mean the need for a planning permit for buildings (e.g. sheds) and works with low erosion risk would be removed, but retained for areas at higher risk of erosion.

Specifically, no permit would be required for buildings and works where the difference between finished ground level and natural ground level resulting from excavation or filling does not exceed 1 metre. This could mean that sheds located on a relatively flat piece of land, would not require a planning permit due to the Overlay.

However, if you were planning buildings or works where erosion impacts are more likely, a permit would still be required. This would include works resulting from excavation or filling exceeding 1 metre vertical depth. Buildings and works would still need to adhere to other controls within the South Gippsland Planning Scheme (e.g. Bushfire Management Overlay) and property zoning (e.g. Farm Zone).

Fencing works would not require a permit under the proposed Erosion Management Overlay, nor would maintenance of existing farm tracks. However, if new tracks were needed – and more than 1 metre cut or fill is required – a permit may be required. This is to help ensure the new tracks would not contribute to – or increase – erosion or landscape risk, for example in areas near public roads where landslips can have a significant community impact.

Additional information on the proposed Erosion Management Overlay can be viewed at <http://yoursay.southgippsland.vic.gov.au>

Written submissions, in line with the Victorian Government's process for Planning Scheme Amendments, can be sent to council@southgippsland.vic.gov.au or 9 Smith Street, Leongatha 3953.

Quote attributable to Kerryn Ellis, CEO South Gippsland Shire Council:

“The proposed Erosion Management Overlay recognises that erosion and landslip are becoming increasingly problematic in South Gippsland. This Amendment seeks to help manage erosion risk, whilst also removing some of the more onerous requirements for land owners wanting to build or undertake works on land in relatively low risk areas.

Council encourages submissions from the community as this will help to determine the next steps in erosion management in South Gippsland.”

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