



## STATUTORY PLANNING FACTSHEET

### *Erosion Management Overlay*

This information sheet provides guidance if your site is subject to an erosion management overlay in the Mitchell Planning Scheme. A planning permit may be required if your proposed works are located within an Erosion Management Overlay area.

To determine if your site is in an Erosion Management Overlay, search for your address on the [VicPlan website](#).

#### What is the Erosion Management Overlay?

This overlay signifies that the land may have stability issues. If your proposal is within an area affected by this overlay, you will generally require a geotechnical report to demonstrate that the development will not cause stability or land slip issues.

#### What are the main considerations of the Erosion Management Overlay?

As the overlay seeks to protect areas prone to erosion, landslip or other land degradation processes, the following factors are considered in the assessment process:

- The existing site conditions, including land gradient, extent of erosion or land degradation.
- The extent of any proposed earthworks.
- The means proposed to stabilise disturbed areas.
- Construction Techniques for Sediment Pollution Control.
- Whether the removal of vegetation will increase the possibility of erosion.

#### What information may be required in your planning application?

Council requires certain information to be provided with your application in order to properly assess it. If you are applying for a planning permit and your property is in an Erosion Management Overlay, it is important that you provide the following documentation with your application:

	Document
1	A complete and valid certificate of title.
2	Metropolitan Planning Levy certificate (if applicable).
3	The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.
4	The extent of any proposed earthworks.
5	The means proposed to stabilise disturbed areas.



6	A site assessment plan which incorporates a detailed land capability evaluation to be conducted by an appropriately qualified land capability specialist.
7	Evidence that development and works will not increase the level of erosion risk on the site.

### Other things to consider

An application may be referred to the Department of Environment, Land, Water and Planning and the Environment Protection Authority depending on the extent of the works and the condition of the erosion.

### Contact Us

Send us an email [mitchell@mitchellshire.vic.gov.au](mailto:mitchell@mitchellshire.vic.gov.au)

Give us a call [\(03\) 5734 6200](tel:(03)57346200) (option 3)  
Monday to Friday, 9.00am – 5pm

Visit a planner Planning and Building Services Office  
Level 1, 61 High Street, Wallan  
Monday to Friday, 9.00am – 5pm