



## STATUTORY PLANNING FACTSHEET

### *Salinity Management Overlay*

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

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

#### What is the Salinity Management Overlay?

Salinity Management Overlay seeks to reduce the impacts that occurs through the accumulation of salts in the root zone and on the soil surface, usually by the evaporation of saline groundwater from shallow watertables.

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

This overlay seeks to ensure development is compatible with site capability, and the retention of vegetation complies with the objectives of any salinity management plan for the area; and to prevent damage to buildings and infrastructure from saline discharge and a high water table. The following factors are considered in the assessment process:

- The appropriateness of the proposed use or development having regard to the sensitivity and constraints of the land and the capability of the land to accommodate the use or development.
- The design, siting and servicing of the development and the extent of earthworks.
- Any land management plan, works program, or farm plan applicable to the land.
- Any proposed landscaping and the need to preserve existing vegetation, particularly in high recharge and high discharge areas

#### 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	Details of the site, including: <ul style="list-style-type: none"> <li>• The source of water supply.</li> <li>• Water use requirements and effluent or water disposal provision.</li> </ul>



	<ul style="list-style-type: none"> <li>• Any existing vegetation proposed to be removed.</li> <li>• Details of the species, location and density of any proposed landscaping.</li> <li>• The water balance under the current land use and any proposed land use.</li> <li>• Topographic information including natural contours of the land, highlighting significant ridges, hill tops and crests, slopes in excess of 25 percent (1:4), low lying areas, drainage lines, waterways, springs, dams, lakes, wetlands and other environmental features on or in close proximity to the subject area.</li> <li>• Geology types.</li> <li>• Location and area of outcropping bedrock.</li> <li>• Size and location of high recharge areas and discharge areas from the site inspection, soil types, soil depth, and soil percolation rates/infiltration. Size and location of discharge areas and areas of high salinity risk from the site inspection, including the identification of shallow water table within 3 metres of the surface (depth to water table), and soil salinity from soil tests or vegetative indicators.</li> <li>• Area of land and the proportion of the development site identified as high recharge or discharge areas.</li> <li>• Location, species and condition of existing vegetation (both native and exotic species). Existing degraded areas and recommendations for land management practices and remedial works required to overcome any existing or potential land degradation.</li> </ul>
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### 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 extent of salinisation.

### 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)  
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Visit a planner Planning and Building Services Office  
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