

Coastal Acid Sulphate Soils Checklist

opportunity » growth » lifestyle

Areas located along Victoria's coast have been identified as having the potential to contain Coastal Acid Sulphate Soils (CASS). The areas within Frankston potentially containing CASS are identified in the map below. Therefore it is important that properties located within these identified areas are examined closely to:

- Determine the appropriateness of buildings and works on the property;
- Ensure that future buildings and works are designed so that they are protected from the potential damaging impacts of CASS;
- Ensure that there are no off site environment impacts caused by buildings and works in these locations.

State Planning Policy Framework

The State planning policy relating to CASS is set out in Clause 15.08-2 of the Frankston Planning Scheme. The clause states:

Managing coastal hazards and the coastal impacts of climate change

Planning to manage coastal hazards and the coastal impacts of climate change should:

- Plan for sea level rise of not less than 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.
- Apply the precautionary principle to planning and management decision making when considering the risks associated with climate change.
- Ensure that new development is located and designed to take account of the impacts of climate change on coastal hazards such as the combined effects of storm tides, river flooding, coastal erosion and sand drift.
- Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.
- Avoid development in identified coastal hazard areas susceptible to Inundation (both river and coastal), erosion, landslip/landslide, acid sulphate soils, wildfire and geotechnical risk.

Therefore when making a planning application within these identified areas the provision of certain information will be critical in the assessment and decision making of the Responsible Authority. In addition to the standard information required to be submitted with a planning application (please refer to other checklists) you should also submit the following:

Soil Test which must:

- ☐ be carried out by a suitably qualified and experienced professional
- ☐ be carried out in accordance with in the EPA's Waste Acid Sulphate Soil and Rock Publication 655

All Soil samples should be analysed by an accredited NATA laboratory. If CASS are found then the results should then be interpreted and a report produced by a qualified and experienced consultant.



Source: Victorian Coastal Acid Sulphate Soil Strategy,
Victorian Government Department of Sustainability and Environment,
Melbourne, July 2009

Information

Application forms are obtainable from online from Council's website www.frankston.vic.gov.au

Planning Scheme information is available on line at www.dtpli.vic.gov.au

Frankston City Council offers a pre-application meeting service. Once a neighbourhood and site description, and a design response has been prepared please call Town Planning on 9784 1733 to arrange a meeting time.

Other:

Please have regard to the requirements of the zone and any other overlay that may be applicable to your site and any particular provision set out at Clause 52 of the Frankston Planning Scheme.

Disclaimer: Please note this checklist is for standard information required for lodgment. Additional information may be required by the assessing planning officer after registration pursuant to S54 of the Planning and Environment Act 1987.
Town Planning General Enquiries Line – 9784 1733