

20/11/2008
C92

SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO5

CARDINIA ROAD PRECINCT STRUCTURE PLAN – AREAS OF ENVIRONMENTAL SIGNIFICANCE

1.0

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Statement of environmental significance

Sites of biodiversity significance in the Cardinia Road Precinct Structure Plan area are small areas of swamp scrub (EVC 53), grassy forest (EVC 47), damp heathy woodland (EVC 793) and swampy riparian woodland (EVC 83) stretching along Toomuc Creek. The bioregional conservation status for swamp scrub, swampy riparian woodland and grassy forest are endangered. The bioregional conservation status of damp heathy woodland is of least concern.

2.0

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Environmental objective to be achieved

- To protect, enhance and restore the native vegetation, with emphasis on retaining intact remnant vegetation patches.
- To encourage subdivision that is designed to minimise as far as practicable the removal or destruction of indigenous vegetation that retains vegetated corridors and habitat links.
- To encourage building design and siting that as far as practicable reduces the impact of development on intact remnant vegetation patches.

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Permit requirement

A permit is required for subdivision except where the sites of biodiversity significance are wholly contained within land identified as encumbered open space.

A permit is required to construct a building or carry out works except where the building or works do not require the removal, destruction or lopping of native vegetation.

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Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate;

- Whether the three-step approach to managing native vegetation set out in Victoria's Native Vegetation Management Framework has been followed and in particular:
 - The extent to which subdivision or buildings and works avoid or minimise (where removal is unavoidable) the removal of indigenous vegetation.
 - The significance of the vegetation and the extent of vegetation removal proposed.
 - The potential ability to provide offsets within designated encumbered land through recruitment or replanting of vegetation species consistent with the EVC of the site.
- Whether site disturbance resulting from excavation and/or fill would pose a risk to the health of existing vegetation being retained, or reduces the potential for future planting of vegetation.
- The means of protecting vegetation during the construction of buildings and works and the on-going protection and management of vegetation post construction.
- The likelihood of the future need to remove ground fuel within 30m of a building.