

12/01/2012
C149**SCHEDULE 6 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO6**.

OFFICER – CONSERVATION LIVING AREA**1.0**12/01/2012
C149**Statement of environmental significance**

The Officer Conservation Living Area is located within the Urban Growth Boundary and forms part of the foothills that extend north into the Dandenong Ranges. It has significant landscape and environmental values, with substantial areas of remnant native vegetation. The endangered Grassy Forest community (EVC128) covers over 85% of the land. The steep topography of the land ensures it is of high landscape value, featured in several viewlines across the Officer Precinct Structure Plan (September 2011) area. These characteristics contribute to a high fire risk within the area, limiting future development opportunities.

2.012/01/2012
C149**Environmental objectives to be achieved**

- To protect the significant environmental and landscape values of the area.
- To ensure that the siting of buildings minimises impacts on areas of remnant native vegetation.
- To ensure that the siting and design of buildings and works:
 - does not adversely impact on existing landscape character; and
 - addresses slope and fire risks.

3.012/01/2012
C149**Permit requirements**

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- Building materials must be non-reflective or subdued colours which complement the surrounding environment.
- The height of any building must not exceed 7 metres above natural ground level.
- The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.
- The slope of the land on which the buildings or works are undertaken must not exceed 20%.
- If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.
- If a building envelope is specified on the endorsed plan which forms part of the planning permit for subdivision which created the lot, any building must be located within the building envelope.

4.012/01/2012
C149**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The protection and enhancement of the natural environment and character of the area.
- The retention of remnant native vegetation, including the need to retain vegetation along waterways, gullies, ridgelines and property boundaries.
- The impact of any buildings and works on areas of remnant native vegetation.
- The impact of proposed buildings and works on the landscape character of the area, including significant views to the area from other locations in the Officer Precinct Structure Plan area.
- The location of buildings, including the extent to which their siting responds to the slope of the area.
- Measures to address the risk of fire, including fuel load management, location of buildings and setbacks from native vegetation.