

19/01/2006
VC37**SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO2.

HABITAT PROTECTION OVERLAY**1.0**19/01/2006
VC37**Statement of environmental significance**

The Shire contains a diverse range of remnant floristic communities ranging from native grasslands in the northern part of the Shire, herb rich woodlands on volcanic rises, lowland forests and coastal heath lands. Significant areas of pre-European vegetation are found in the Shire, particularly on roadside reserves.

2.019/01/2006
VC37**Environmental objective to be achieved**

- To protect rare or threatened species or significant habitats for native flora and fauna.
- To protect and encourage the long term future of fauna and flora habitats.
- To ensure development does not impact on significant habitats.
- To restrict the intensity of use and development of land and to activities which are environmentally sensitive.
- To promote the use and environmental solutions in siting and design in preference to modification of natural systems through technical and engineering measures.
- To protect and ensure the long term future of fauna and flora habitats in grassland, woodland, coastal, wetland and estuarine areas.

3.019/01/2006
VC37**Permit requirement**

The permit requirements do not apply to:

- a sign;
- fence;
- road works;
- passive recreation;
- unenclosed buildings
- works ancilliary to a dwelling, except for any effluent disposal system;
- repairs and routine maintenance to existing building and works; or
- works undertaken by a public authority relating to environmental improvements or infrastructure services.

Comments on any application to develop land may be obtained from:

- the Department of Natural Resources and Environment.

4.019/01/2006
VC37**Decision guidelines**

Before deciding on an application the responsible authority should consider as appropriate:

- existing use of land and the reason for the development in relation to that use;
- the availability of alternative land outside the overlay area;
- possible effect of the development on habitat values;
- conservation of natural terrestrial and aquatic habitats;
- the need for fencing off of habitat areas and other land management measures.

CORANGAMITE PLANNING SCHEME

- the management of the natural integrity of habitat areas to preserve life cycle and biological processes;
- any endorsed management plan.