

19/01/2006  
VC37

## **SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO1**

### **SIGNIFICANT RIDGE ENVIRONS**

#### **1.0**

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#### **Statement of environmental significance**

There are significant ridges on the highest land in the municipality which display erosion characteristics and which are susceptible to further environmental degradation.

#### **2.0**

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#### **Environmental objective to be achieved**

To protect significant ridges from development which may accentuate erosion.

To maintain the natural beauty of the ridge system.

To protect the remnant native vegetation and to encourage the re-establishment of native communities in degraded areas.

To prevent erosion of the ridge system.

To maintain the landscape qualities of the ridge system especially when viewed from surrounding areas.

#### **3.0**

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#### **Permit requirement**

A permit is not required for the removal, lopping or destruction of non-native vegetation.

A permit is not required for buildings and works if the slope of the land where the buildings and works are to be carried out is less than 10%.

#### **4.0**

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#### **Decision guidelines**

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

- The capability of the land to accommodate the proposed development without detriment to the natural physical features of the area.
- The availability of access to the site.
- Any proposal for planting, re-planting re-forestation or sowing down the land, where clearing of existing vegetation is proposed.
- The value of the trees to be removed.
- Any alternative means of locating buildings and works in order to conserve trees.
- The likely stability of the soil after the removal of the trees.
- The protection and enhancement of the landscape.