

19/01/2006  
VC37**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO1****AREAS OF NATURAL SIGNIFICANCE****1.0**19/01/2006  
VC37**Statement of environmental significance**

South Gippsland contains a number of areas of natural significance including numerous Flora and Fauna Reserves. There are also important sites within the various National, State and Coastal Parks and other reserves throughout the Shire as well as along roadside reserves and on privately owned land. The clearing of native vegetation and the introduction of weeds and vermin remain important issues.

**2.0**19/01/2006  
VC37**Environmental objective to be achieved**

To preserve and enhance existing indigenous flora and fauna.

To conserve areas of wildlife habitats and allow for the generation and regeneration of habitats.

To conserve areas of high environmental and landscape quality, ensuring development minimises adverse environmental impact.

To ensure that development reinforces existing flora through the revegetation of valleys and drainage lines.

To protect the views of identified significant vistas.

**3.0**19/01/2006  
VC37**Permit requirement**

A permit is not required to construct the following buildings or to construct or carry out the following works:

*Agricultural activities*

- Agricultural activities including ploughing, fencing and the construction of a dam with a capacity of less than 3000 cubic metres.
- Buildings or works specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

*Infrastructure*

- The layout of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

*Buildings and works*

- Buildings and works undertaken by or on behalf of the Department of Natural Resources & Environment on coastal Crown Land under relevant legislation
- Buildings and works undertaken by or on behalf of Parks Victoria in relation to its obligations under relevant legislation.

A permit is not required to remove, destroy or lop vegetation in a domestic garden.

An application must be accompanied by information showing:

- The location of all waterways and drainage line, including permanent and temporary streams and wetlands.
- The extent and type of all vegetation to be removed or cleared.

#### **4.0**

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#### **Decision guidelines**

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

- The purpose of the overlay.
- The conservation and enhancement of the area.
- The preservation of and the impact on the natural environment and the need for preventing erosion.
- The need to retain a buffer strip of native vegetation adjacent to roads, coastal areas, watercourses and property boundaries.
- The need to protect the scenic quality and visual integrity of the landscape.
- The management of vegetation necessary to minimise fire hazard.
- The importance of retaining any vegetation unique to the area concerned.
- The importance of retaining any habitats which support local native fauna.
- Any alternative method of constructing or carrying out of the development or works.
- Any relevant reports and recommendations of the Land Conservation Council.
- The views of the Department of Natural Resources and Environment in respect to:
  - Subdivision applications of greater than four lots or any subdivision application which may have adverse environmental effects.
  - Applications which immediately abut Crown Land.
  - Applications which in the opinion of the responsible authority, may have an adverse impact, including visual impacts, on Crown Land.
  - Applications which in the opinion of the responsible authority may adversely affect coastal processes and dune systems (including tertiary systems).
  - Applications which in the opinion of the responsible authority may adversely affect on flooding.
  - Applications which in the opinion of the responsible authority may cause or otherwise cause erosion, land degradation or affect land stability on either the subject land or on adjoining land.
  - Applications which in the opinion of the responsible authority may adversely affect wildlife habitat and sites of biological or zoological significance.