

19/01/2006  
VC37**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

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

**RIVER REDGUM GRASSY WOODLAND NATIVE HABITAT AREA****1.0**19/01/2006  
VC37**Statement of environmental significance**

A wide variety of distinctive native grasslands and grassy woodlands occur in Victoria. Grassy woodlands throughout Victoria have been divided into seven broad geographic regions. Grassy woodlands within the City of Whittlesea fall within the Northern Plains.

Within the northern plains there are only small remnants of the original vegetation remaining. River Red Gum, Black Box, White Box and Grey Box were the dominant species while White Cypress Pine, Buloke and at times Yellow Box were prevalent. Native grasslands were originally intermixed with grassy woodlands where Wallaby grasses and spear grasses often dominated the ground layer with a variety of other species.

These areas have been described as being of Regional Significance (Sites of Faunal and Habitat Significance in North East Melbourne C Beardsell) and are characteristic of the open plains throughout the extent of the basalt plains and lower reaches of the Plenty Valley.

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

To provide for the long term preservation and regeneration of River Redgum Grassy Woodland and native habitat areas of significant environmental value. Management practices for the land aim to achieve the following:

- Maintain the environmental and rural character.
- Minimise adverse effects on the use of adjacent land and habitat areas and links.
- Encourage development in harmony with the environmental landscape.
- Conserve and maintain existing patterns of vegetation, landscape quality and remaining natural ecosystems.
- Conserve soil resources.
- Conserve water quality and watercourse capacity.
- Minimise fire risk.
- Preserve sites of aboriginal and cultural heritage and scientific significance.

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

A permit is not required to remove, destroy or lop vegetation if it is not native vegetation.

Any permit application to subdivide land, construct or carry out buildings or works, or use land for a particular purpose must be accompanied by a detailed site development plan prepared to the satisfaction of the responsible authority.

The site development plan must show as appropriate:

- How any River Red Gum tree on the land will be protected and provision made for the regeneration of the trees.

- Where the application is for subdivision the plan must also show land generally within 20 metres of the bank of any major watercourse (excluding stock watering points) as defined by the responsible authority. This land may only be used for the regeneration of native vegetation and shall be fenced off or otherwise protected to the satisfaction of the responsible authority.
- Existing landforms, watercourses and vegetation.
- Existing building and works.
- Proposed lot boundaries and road layout.
- Buffer strips and landscaping areas.
- A potential building envelope including sufficient area for a house and associated outbuildings and other structures and the access track to it
- An effluent disposal envelope.
- Any other proposed access tracks or other works.
- The proposed location of electricity and telecommunication services on each lot.
- A planning permit is not required to construct a building with a floor area less than 50 square metres and a height of less than 5 metres which is within a building envelope shown on the approved development plan.

#### **4.0**

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#### **Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works the responsible authority must consider the purpose and decision guidelines of the relevant underling zone.

Before deciding on an application to remove, destroy or lop vegetation the responsible authority must consider:

- The conservation and enhancement of the area including visual amenity.
- Preservation of, and impact on the natural environment and the need to prevent erosion.
- The preservation and protection of significant vegetation and habitat.
- The management of vegetation to minimise fire hazard.