

19/01/2006
VC37

SCHEDULE 2 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

WODONGA HILLS AND SURROUNDS

1.0

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Statement of environmental significance

The hillsides and hilltops are the dominant environmental and landscape element in the Wodonga area, including those areas designated for future urban growth. The preservation and management of these hillsides and hilltops is critical to Wodonga's future urban form and the community's aesthetic and environmental values.

2.0

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Environmental objective to be achieved

- To ensure that no development including access roads are visible from any part of the urban area.
- To maintain the scenic quality of the hills which surround Wodonga, Leneva and Baranduda from visually intrusive development.
- To preserve and enhance the character and visual significance of important natural features, vistas and panoramas of the municipality.
- To protect native vegetation, flora and fauna, soil and water quality so that the sustainability of the natural environment is maintained.
- To control building works, development and subdivision of land that may have an adverse impact on identified landscape, environment and recreational values.

3.0

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Permit requirement

A permit is not required for:

- Works on local and main roads that are in accordance with an agreed Roadside Management Plan.
- Buildings, development and works in accordance with a farm management plan approved by Council.

4.0

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Decision guidelines

In considering any application to develop land within this overlay, the responsible authority should consider:

- Whether the development can be seen from any part of the urban area.
- The impact of any proposed land clearing or surface modification on the physical and visual environment and any measures proposed for environmental protection, site rehabilitation and reforestation.
- The land capability and/or physical characteristics of the land, slope, aspect, soil type, including vegetation cover.
- The need for the retention or reinstatement of vegetation to protect the physical and visual environment and to reduce the risk of soil erosion.
- The appropriateness of external materials and finishes on any proposed buildings including use of subdued colours and non reflective material which complement the surrounding landscape.
- The likely impact of the development on soil and water quality, existing native vegetation, flora and fauna.
- The need for buildings, works or development to not be visible from the urban area.

WODONGA PLANNING SCHEME

All applications for permit should be accompanied by a report setting out the environmental impact of the proposal and the measures that are to be implemented to ensure that no environmental damage will occur.