

19/01/2006
VC37

SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

MT MISERY CREEK, SURFACE HILL - SMYTHESDALE, KLEIN AND SWANSTON ROAD AREA, DEREEL, SWAMP ROAD - DEREEL, YARROWEE CREEK, TEESDALE RESERVE, MOORABOOL VALLEY, SUTHERLAND CREEK, MEREDITH, STEIGLITZ

1.0

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Statement of environmental significance

These areas all contain environmental attributes which vary from remnant vegetation, unspoiled habitats, scientific importance, natural beauty, natural heritage and unique geological formations.

2.0

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Environmental objective to be achieved

To protect the conservation values of the above areas.

To protect natural environmental processes, maintain biodiversity and protect natural resources of soil, water, flora and fauna.

To protect habitat for fauna.

To protect geological formations and landscape values.

To protect significant vegetation, protect wetland habitat for fauna, and protect geologically significant features.

3.0

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Permit requirement

Development and subdivision within the above area shall be undertaken in accordance with the environmental objectives of this schedule

Development and subdivision of land will be consistent the environmental qualities of the site and surrounding land.

Any application to develop land may be referred for comment to the Department of Natural Resources and Environment.

Planning permits are not required for works and maintenance of roads, railways and highways controlled by Vicroads or the Public Transport Corporation, where an agreed Vegetation Management Plan has been approved.

A permit is not required for:

- A sign
- A fence
- Road works
- Passive recreation
- Unenclosed buildings
- Works ancillary to a dwelling, except for any effluent disposal system.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- the preservation of the natural environment including natural environmental processes, any important landscape or conservation characteristics of the area;
- the need to protect the general environs of any natural vegetation or objects or features from development which would detract from their setting.
- existing use of land and the reason for the development in relation to that use;

GOLDEN PLAINS PLANNING SCHEME

- the suitability of the proposed development in relation to the environmental significance of the area.
- the necessity of undertaking landscaping works and retaining vegetation in the vicinity of natural features, watercourses, roads, property boundaries, buildings and natural habitats.
- the need to control the siting, shape and height of any buildings or extensions and the extent to which the materials, colours and external finishes of buildings conform in appearance and character with adjacent buildings and with the character and appearance of the area generally.
- The necessity of retaining a buffer strip of vegetation in the vicinity of watercourses, roads, property boundaries and natural habitats.