

25/07/2019
C106well

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

LAKE GUTHRIDGE AND ENVIRONS

1.0

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Statement of environmental significance

Lake Guthridge and its surrounds provide a prominent place within Sale with high environmental, recreation and landscape qualities.

2.0

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Environmental objective to be achieved

To maintain and enhance Lake Guthridge and its environs as an important public open space area providing a range of passive and active recreational pursuits catering for the needs of both the local and regional community.

To maintain, and where appropriate, improve the visual and landscape quality of Lake Guthridge and its environs.

To protect and preserve the flora and fauna of Lake Guthridge and its environs, being an integral part of the high environment quality and educational value of this landscape.

To restrict the area from use, development, or works for private purposes given that this area is primarily for the enjoyment of every resident living within the City of Sale, and its surrounding area.

To facilitate safe, easy pedestrian access throughout this area and provide adequate public amenities including seating areas for use by residents and visitors to the Lake and its environs

3.0

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Permit requirement

A permit is not required to construct buildings or to construct or carry out works associated with:

- Apiculture
- Carnival
- Circus
- Informal outdoor recreation
- Mineral exploration
- Mining
- Natural systems
- Open sports ground
- Road
- Search for stone
- Any buildings or works carried out by or on behalf of a public land manager.

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

Before deciding on application the responsible authority must consider:

- The degree to which the area will remain as public open space.
- The suitability of building design, siting, and type of proposed external building materials.

WELLINGTON PLANNING SCHEME

- The effect of the proposed use on the amenity of the area.
- Whether the use or development will enhance or detract from the visual and landscape qualities of the area.