

19/01/2006  
VC37

## **SCHEDULE 6 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO6

### **CALDER BUFFER ZONE, WOODEND**

#### **1.0**

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#### **Statement of environmental significance**

The treed landscape adjacent to the Calder Highway within the Black Forest, provides a significant natural barrier that can screen adjoining land from the highway. This landscape needs to be protected so that developments can be visually screened from the highway and so that the natural landscape values of the Black Forest can be retained.

#### **2.0**

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#### **Environmental objective to be achieved**

To preserve the visual outlook from the Calder Highway, through the Black Forest.

To ensure that any buildings and works are in keeping with the amenity of the area.

To ensure that any buildings and works involve minimal tree clearing and earth works

#### **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:

- Mineral exploration
- Search for stone
- Agriculture

#### **4.0**

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#### **Application requirements**

The responsible authority may require applications to contain the following information:

- A plan of the whole site indicating the location of native vegetation.
- A plan indicating the location of existing and proposed buildings and points of vehicle access to the site.
- A plan indicating the location of proposed replanting.
- A plan indicating the size, bulk and colour of any proposed buildings.

#### **5.0**

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#### **Decision guidelines**

Before deciding on any application the responsible authority must consider:

- The visual impact of the proposed buildings and works for the Calder Highway.
- The appropriateness of the size, bulk, colour and siting of any proposed buildings.
- The extent of landscaping proposed as part of any proposed buildings and works.
- The need to retain existing vegetation.
- The need to place conditions on a permit requiring the planting, replanting or sowing down of any part of the land.