

19/01/2006
VC37

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

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

SIGNIFICANT RIDGE ENVIRONS

1.0

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Statement of environmental significance

There are significant ridges on the highest land in the municipality which display erosion characteristics and which are susceptible to further environmental degradation.

2.0

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Environmental objective to be achieved

To protect significant ridges from development which may accentuate erosion.

To maintain the natural beauty of the ridge system.

To protect the remnant native vegetation and to encourage the re-establishment of native communities in degraded areas.

To prevent erosion of the ridge system.

To maintain the landscape qualities of the ridge system especially when viewed from surrounding areas.

3.0

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Permit requirement

A permit is not required for the removal, lopping or destruction of non-native vegetation.

A permit is not required for buildings and works if the slope of the land where the buildings and works are to be carried out is less than 10%.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The capability of the land to accommodate the proposed development without detriment to the natural physical features of the area.
- The availability of access to the site.
- Any proposal for planting, re-planting re-forestation or sowing down the land, where clearing of existing vegetation is proposed.
- The value of the trees to be removed.
- Any alternative means of locating buildings and works in order to conserve trees.
- The likely stability of the soil after the removal of the trees.
- The protection and enhancement of the landscape.