

07/03/2013
C240**SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

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

AREAS OF FLORA AND FAUNA HABITAT AND OF GEOLOGICAL AND NATURAL INTEREST**1.0**19/01/2006
VC37**Statement of environmental significance**

Within Greater Geelong there are a number of significant flora and fauna habitats and areas of geological and natural interest. They include Grassy Point Road, west of Indented Head; Salt Lake environs, St Leonards; Hutchinson's Bush Block, Wallington; Mannerim School Environs, Mannerin; Kingston Estate, Ocean Grove; Little River and nearby stream; Point Wilson; Barwon Heads; Breamlea; Moorabool River, Batesford to Sheoaks and Left Branch of Sutherlands Creek; Moorabool River between Fyansford and Bell Post Hill; Granitic and scoria cones, Granite Road, Anakie; and Dog Rocks, Batesford.

Many of these sites contain remnant vegetation, marsh flats, bird and wildlife habitats and corridors, natural scrub heathland vegetation, and river and streamside corridors.

2.019/01/2006
VC37**Environmental objective to be achieved**

- To conserve and protect areas of flora and fauna habitat and geological and natural interest.
- To ensure that development does not impact on the environmental significance of the land.
- To ensure that siting and design of any buildings and works maintains the environmental integrity of the land.

3.028/01/2010
C129(Part 1)**Permit requirement****Buildings and works**

A permit is required for a fence which is greater than 1.2 metres in height.

A permit is not required for buildings or works for:

- A trough, water pump, pump shed or windmill.
- A feeder.
- A gate or stock grid.

Removal, destruction or lopping of vegetation

A permit is not required to remove, destroy or lop vegetation which is:

- Listed within the incorporated document: *Environmental Weeds*, City of Greater Geelong, September 2008.
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares.

4.0**Decision guidelines**07/03/2013
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Before deciding upon an application, the responsible authority must consider, as appropriate:

- The environmental values of the land.
- The effect of any proposed building or works on the environmental values of the land and its immediate locality.
- The need to control the siting, shape and height of any buildings or extensions.
- 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 reason for removing any vegetation and the practicality of any alternative options which do not require removal of remnant vegetation.
- The importance of the natural environment including any important landscape or conservation characteristics of the area and the suitability of the proposed development.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, the fencing of animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries.
- The objectives and guidelines of the *Armstrong Creek West Precinct Structure Plan*, September 2012.