

01/06/2017
C114**SCHEDULE 3 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**Shown on the planning scheme map as **ESO3**.**PLENTY RIVER ENVIRONS****1.0****Statement of environmental significance**19/01/2006
VC37

The Plenty River and its environs are one of Melbourne's most important natural assets. The river and its environs are significant components of the character and landscape of the Shire. Views of and from the river valley attract residents and visitors to the area. The river and its environs are of significant cultural and natural heritage significance. The river is a popular destination for a wide range of recreational activities. The surrounding area is characterised by urban and rural land uses. Careful planning is necessary so that use and development does not detrimentally impact on the special characteristics.

2.0**Environmental objectives to be achieved**19/01/2006
VC37

- To protect the environmental significance of the Plenty River environs.
- To protect and enhance the riparian environment as a conservation and ecological resource.
- To protect the physical, chemical and biological quality of water.
- To maintain natural hydrological systems and environmental flow.
- To protect and enhance riparian vegetation in order to protect areas of faunal and habitat value, including habitat corridors.
- To protect and enhance areas of identified regional, state and national habitat and faunal value.
- To provide for appropriate land and water based uses that are consistent with the protection and enhancement of the environmental significance of the Plenty River environs.
- To ensure development is consistent with any management plan approved by a relevant public authority.
- To protect and enhance views from and to the river, riparian area and nearby parkland.
- To protect and enhance a sense of remoteness along the river and its environs.
- To protect the river and its environs from visual intrusion caused by inappropriate siting and design of buildings.
- To protect areas along watercourses from development that may damage the streamside environment as a visual, and recreational resource.
- To protect and enhance the vista when viewed from the watercourse, its banks or adjoining public open space.

3.0**Permit requirement**01/06/2017
C114

A permit is required to construct a fence. This does not apply:

- If the fence is of post and wire construction or other 'rural type' fencing.

- If the fence is a vermin control fence.
- For temporary fencing for construction sites.

A permit is not required to construct a building in a residential zone if it is no greater than 6 metres in height above ground level.

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

- The vegetation is identified as a pest plant in the Shire of Nillumbik Environmental Weed List 2009 as incorporated in this scheme.
- The vegetation is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- The vegetation is *Kunzea leptospermoides* (Yarra Burgan) and is being removed for fire prevention purposes.
- The vegetation has been planted or grown for aesthetic or amenity purposes, including: agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), shelter belts, woodlots, street trees, gardens or the like.
- This exemption does not apply if public funding was provided to assist in planting or managing the vegetation and the terms of the funding did not anticipate removal or harvesting of the vegetation

4.0

19/01/2006
VC37

Decision guidelines

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

- The effect of the proposed subdivision, building or works on the environmental significance of the Plenty River environs.
- The effect of changes in topography on the hydrology of the area and subsequent impacts on soil stability, water quality and environmental flow.
- The need for on-site detention and treatment of water.
- The need to retain a buffer strip of vegetation along watercourses, around natural features, and along roads and property boundaries.
- The role of native vegetation in contributing to faunal and habitat value and the need to protect native vegetation that forms part of a habitat link.
- The need to protect native vegetation that contributes to soil stability and water quality.
- The need to require the establishment and maintenance of native vegetation elsewhere on the land.
- The need to screen buildings and works as viewed from the Plenty River and land on the opposite side of the river.
- The impact of the location, bulk and external appearance of any building or works on views from and of the Plenty River and environs.
- The need to encourage building design which is in keeping with the character of the area including:
 - the need to keep the height of all buildings and structures to a minimum;
 - The need to ensure that ridgelines on buildings are parallel with site contours on land with an average slope greater than 1 in 10;

- the need to ensure that building roofs have an appropriate pitch.
- The need for exterior building colours and materials to be non-reflective and blend with the natural colour of the surrounding environment.
- The need for all excavation and fill slopes to be of a gradient less than 1 in 5 and revegetated immediately following construction.
- The need for an appropriate planting strip to separate retaining walls.
- The need for at least 50 per cent of a site to be native vegetation, lawn or other previous open space. It should not contain a building, swimming pool, pavement or other impervious surface.
- The need to minimise views of buildings and structures from the Plenty River and its environs.
- The role of existing native indigenous vegetation in screening buildings and works.
- The need to site buildings and works to minimise the amount of vegetation to be removed.
- The need to maintain a significant area of the property free from buildings and works and available for native vegetation and open space to reflect the low density nature of the area.
- The preference for the use of native indigenous vegetation in landscaping.
- Whether proposed landscaping will be in keeping with the character and appearance of the area.
- The need for an integrated land management plan.
- The objectives and recommendations of the Plenty River Concept Plan 1991.
- The views of Parks Victoria.

5.0

19/01/2006
VC37

Reference