19/01/2006
VC37

SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

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

MT PIPER AND SURROUNDS

1.0 Statement of environmental significance

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Mt Piper is a significant conservation area and includes important remnant native vegetation which requires protection. It is a steep, solitary mountain rising from 230m to 456m above an undulating plain between the Tallarook and Mt William ranges.

Mt Piper is virtually an island in a natural bushland setting surrounded by largely cleared grazing land. It provides a refuge for a variety of native wildlife and is also a valuable educational resource. A number of threatened flora and fauna communities exist in the area including Butterfly Community No. 1, Large Ant-blue, Acrodipsas brisbansis syrilus and Small Ant blue A myrmecophilla butterflies.

2.0 Environmental objective to be achieved

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- To recognise and protect the landscape conservation and scientific Importance of Mt Piper.
- To give recognition to and protection to the Butterfly Community in accordance with its inclusion in the Flora and Fauna Guarantee Act 1988.
- To identify and protect those significant areas over which controls of the clearing of native vegetation additional to that provided in the State Planning Policy Framework is required.
- To conserve and enhance areas of remnant native vegetation.
- To provide for appropriate land management practices for rural activities located within areas of high conservation value.

3.0 Permit Requirements

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A permit is not required to remove, destroy or lop vegetation in the following instances:

- Within 10 metres of a dwelling or outbuilding.
- In accordance with a notice under the Forest Act, 1958, Country Fire Authority Act, 1958 or Local Government Act, 1989.
- To the removal, destruction or lopping of native vegetation necessary to continue agriculture or animal husbandry use of land which was in a cleared state at the date this scheme was adopted by the Minister for Planning, where seedlings or regrowth is less than 10 years old.

Development Of Land

The land may only be developed in accordance with the recommendations made under Flora and Fauna Guarantee Act 1988, and/or for any management plan approved by the responsible authority. All development should be consistent with the Management Plan applying to the area.

4.0 Decision guidelines

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

- The conservation and enhancement of the area.
- The preservation of and the impact on the natural environment and including the retention of dead timber and areas of mistletoe, the need for preventing land degradation particularly on slopes, hill tops, ridges and along watercourses.

- The management of vegetation to minimise fire hazard.
- The benefit of a condition requiring planting, replanting or other treatment of any part of the land.
- The quality and health of native vegetation.
- The value of the native vegetation for scientific purposes, for shelter, for shade, for habitat or movement corridor of wildlife, or for other purposes.
- The extent of any danger to public health or safety.

The existing use of the land and any existing or proposed Land Management Plan.

Referral Of Applications

Before deciding upon any application (including any management plan) the responsible authority must refer the application in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.