

19/01/2006
VC37**SCHEDULE 1 TO THE VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as VPO1.

FALLS CREEK – SIGNIFICANT VEGETATION**1.0**19/01/2006
VC37**Statement of nature and significance of vegetation to be protected**

This overlay applies to plant communities within the Falls Creek Alpine Village that have been identified as areas of ‘highest constraint’ in the Flora and Fauna Assessment – Falls Creek Village Central CDZ1, Ecology Australia, June 2000 (see Table x).

Alpine Bog is listed under the *Flora and Fauna Guarantee Act 1988* and remnants within the Village are of state significance. Snow Gum Woodland and Stream Complex are of National significance as a result of the prevalence of Snow Gum (*Eucalyptus pauciflora* ssp. *Hedraia*) – a restricted Victorian endemic now listed as rare nationally.

Fauna species supported, or potentially supported within these habitats include the Mountain Pygmy-possum (*Burramys parvus*) and Broad-toothed Rat (*Mastacomys fuscus*), which is of state significance. It is possible that two *Flora and Fauna Guarantee Act 1988* listed skinks, the Alpine Bog Skink (*Pseudemoia cryodroma*) and Alpine Water Skink (*Sphenomorphus kosciuskoi*) persist in Alpine Bog or Stream Complex habitat. Isolation and small patch size have reduced the potential utility of these areas.

2.019/01/2006
VC37**Vegetation protection objective to be achieved**

- To preserve, protect and enhance the ecological character of the Village.
- To preserve, protect and enhance existing Stream Complex, Alpine Bog and Snow Gum Woodland habitats.
- To ensure development does not have an adverse impact upon these significant habitats.
- To protect and ensure the long term future of significant vegetation.
- To encourage the regeneration of significant vegetation.
- To promote the use of locally indigenous plants for regeneration and revegetation.

3.019/01/2006
VC37**Permit requirement**

A permit is required to construct a building or construct or carry out works.

A permit is required to construct a fence.

A permit is required to construct a road or undertake road works.

A permit is required to construct a minor utility installation.

4.019/01/2006
VC37**Application requirements**

In addition to application requirements at Clause 5 of Schedule 1 to the Comprehensive Development Zone, an application must be accompanied by the following information, as applicable:

- A flora and fauna survey of the site, with particular attention to rare and threatened species and/or communities under the *Flora and Fauna Guarantee Act 1988*.

- A hydrological survey of the site.
- A site map showing plant communities, vegetation types, habitat condition and any other significant features at a scale of 1:500.
- A detailed impact assessment of the proposed development on the existing conditions.
- Mitigation and compensation measures demonstrating net gain of native vegetation on the subject land or an alternative site in accordance with the Native Vegetation Framework and protection/enhancement of the existing hydrological conditions.

5.0

19/01/2006
VC37

Referrals

An application must be referred to the Department of Sustainability and Environment in accordance with Section 55 of the Planning and Environment Act 1987.

6.0

19/01/2006
VC37

Decision Guidelines

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

- The objectives of the Schedule
- The general management recommendations and guidelines in Flora and Fauna Assessment – Falls Creek Village Central CDZ1 (*Ecology Australia, June 2000*).
- The views of the Department of Sustainability and Environment pursuant to Section 55 of the Act.
- The extent to which the proposed development and/or works will impact upon existing areas of highest constraint, habitat value and potential habitat value of the area, or on other threatened species using the area.

Note: In addition to the provisions of this Overlay, development must also meet relevant legislation and policy objectives including the Flora and Fauna Guarantee Act 1988 (including relevant Action Statements and Recovery Plans), Victoria's Biodiversity Strategy 1997 and the Environment Protection and Biodiversity Conservation Act 1999.