

18/06/2009  
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## **SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**

### **VALLEYS, HILLS AND PLAINS LANDSCAPE PRECINCT**

#### **1.0 Statement of nature and key elements of landscape**

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The Shire contains many sites of geological significance, and other natural features that form key components in establishing the landscape character within the Shire.

#### **2.0 Landscape character objective to be achieved**

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- To conserve and enhance areas of natural beauty, wildlife habitat, and important natural features.
- To limit clearance of remnant native vegetation that provides wildlife habitat and forms an important part of the visual landscape.
- To protect wetland areas as important habitat for birdlife by preventing the drainage of the wetland areas and by ensuring that existing water flow patterns and water quality are not adversely affected.
- To protect the landscape character of the stony rises and lava flows, including the stone fences which form a landscape feature of historic interest.
- To protect and enhance the visual quality of waterways, waterbodies, lake foreshores and riparian zones.
- To protect landscape features including volcanic cones and significant views within the Shire.

#### **3.0 Permit requirements**

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A permit is required to remove, destroy or lop any native vegetation.

A permit is not required for the following:

- to remove, destroy or lop any dead vegetation; or
- to prune any native vegetation provided it does not exceed 20% of the bio-mass of the vegetation; or
- the removal and crushing of rock, soil and stone; or
- buildings and works associated with informal outdoor recreation, except involving any new effluent disposal system; or
- outbuildings less than 130m<sup>2</sup> in floor area; or
- alterations and addition to a dwelling of less than 130m<sup>2</sup> in additional floor area, except involving any new effluent disposal system; or
- a post and wire fence less than 1.8m in height; or
- works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

**4.0**18/06/2009  
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A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation, utilizing appropriate species and demonstrating how the affected area will be remediated after development.

An application is required to demonstrate the following:

- All new buildings and works are designed and constructed to avoid contrasting shape, colour, size and mass.
- Buildings and works are sited and screened so that they become an integral part of the visual landscape rather than dominating it.
- Buildings and works on ridgelines, the slopes of scoria cones and inside craters are to be avoided. It must be demonstrated that there is no alternative suitable site and that the buildings and works are essential.

**5.0**18/06/2009  
C55**Decision guidelines**

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

- The purpose and provisions of this schedule.
- The overview, objectives and strategies at Clause 21.04-8.
- The Great Ocean Road Region Landscape Assessment Study (Planisphere 2003)
- The landscape character and whether the proposed development or works will harmonise with this character.
- The siting, design, dimensions and materials to be used in any buildings.
- The visibility of proposed buildings or works to the surrounding area or within significant views.
- The proposed landscaping.
- The risk of erosion.
- The impact of buildings or works on drainage of the site.
- The extent of native vegetation to be removed and the impact on landscape character, drainage, and wildlife habitat.
- Whether there is a need for removal of native vegetation, drainage works or excavation associated with an approved development, and whether alternative sites are available.
- The significance of any wildlife habitat affected by the proposed development or works and the relative scarcity of habitat in the area.
- The significance of the area for recreation and tourism.
- Whether a section 173 agreement is appropriate in providing for vegetation protection and/or management of the land.