

19/05/2016
C5

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

FRENCH ISLAND

1.0

Statement of nature and key elements of landscape

19/01/2006
VC37

French Island's landscape as a whole is classified by the National Trust as being of 'high' value, particularly along the coastline and from elevated viewing points. It is unique because it is a large, relatively unspoilt area close to Melbourne. The gently undulating topography of the Island rises to a maximum height of 95 metres above sea level at Mt Wellington. The landscape is characterised by the low nature of the topography, vegetation and existing development. Further development on the Island should be sited and designed to integrate with this unique landscape.

French Island is a conspicuous feature in northern Western Port. The low nature of the landform, vegetation and existing development set a landscape perspective that should be preserved. Good farming practices across much of the Island and the preservation of the National Park complement the natural high landscape values that exist. Apart from some isolated examples, the Island is free from development that detracts from the high landscape values.

Reference: National Trust of Australia (Victoria) – Landscape Classification

2.0

Landscape character objective to be achieved

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- To protect and enhance the scenic and visual values of the significant landscape, particularly along the coastline and elevated viewing points on the Island.
- To ensure that development is in harmony with the landscape values of the Island.
- To ensure that any new development is located and designed to avoid detrimental effects on the key characteristics of the landscape.
- To retain and conserve vegetation as an important element of the landscape.

3.0

Application requirements

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An application must be accompanied by the following information:

- The location of any existing buildings and works.
- Details of elevations, including external colours, materials and finishes.
- The location of any existing vegetation and any vegetation proposed to be removed.
- Details of the location and extent of any earthworks.

4.0

Decision guidelines

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

- Whether the development will be detrimental to the natural physical features or resources of the area.
- Whether the development will be visible from a public road or other vantage point or from the National Park.

- Whether vegetation will be removed.
- The need to revegetate or landscape the site.
- If appropriate, the views of the Department of Environment, Land, Water and Planning.