

01/06/2017  
C67(Part 1)**SCHEDULE 14 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO14**.

**BRISBANE RANGES & ROWSLEY SCARP ENVIRONS****1.0****Statement of nature and key elements of landscape**01/06/2017  
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The Brisbane Ranges and Rowsley Scarp is a landscape of State significance, which includes the Brisbane Ranges National Park. The Brisbane Ranges comprise a series of low relief rises, dissected by rugged rocky gullies and gorges, and blanketed in thick tree cover. The Rowsley Scarp is a long tectonic fault line that sweeps from Bacchus Marsh in the north to past Anakie in the south, and forms the eastern edge of the Brisbane Ranges. The portion of this landscape that falls within the Golden Plains Shire primarily contains the forested hinterland of the Rowsley Scarp that falls to the south of the Brisbane Ranges National Park boundary. Agriculture and sustainable land management practices are a key element of the landscape and contribute to the character of the Brisbane Ranges and Rowsley Scarp Environs landscape.

The Brisbane Ranges are the traditional country of the Wathaurung people to whom it holds social, cultural and spiritual significance. The waterbodies, distinctive natural features and places of ecological value within this area are likely to have high significance for Aboriginal people. The Rowsley fault is one of the most obvious examples of a fault scarp in Victoria, providing an outstanding site for earth science teaching and research. Its escarpment is listed by the National Trust for its unique geological features and the presence of rare species. The Brisbane Ranges National Park is also a popular tourist destination.

**2.0****Landscape character objective to be achieved**01/06/2017  
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To conserve and enhance the significant landscape features of the Brisbane Ranges and Rowsley Scarp.

To maintain views from the viewing corridors to the Brisbane Ranges and Rowsley Scarp, including the viewing corridors of Steiglitz and De Motts Roads.

To encourage the siting and design of development that is responsive to the landscape character.

To encourage the revegetation of indigenous species in cleared areas of the landscape to emphasise natural features such as ridges and watercourses.

To conserve and enhance indigenous vegetation corridors throughout the Brisbane Ranges and Rowsley Scarp Environs landscape.

To encourage appropriate siting and design of commercial timber production to ensure the distinctive topographical features of the Brisbane Ranges and Rowsley Scarp Environs is not adversely affected, or the timber production does not contrast with the vegetated edge of the National Park.

**3.0****Permit requirement**01/06/2017  
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A permit is not required to construct or carry out any of the following:

- An alteration or extension to an existing dwelling provided the height of the alteration or extension is less than 5 metres in height above ground level and the floor area is less than 100 square meters.

- A building used for agriculture provided the height of the building is less than 5 metres above ground level and the floor area is less than 200 square meters.

A permit is required to:

- Construct a fence. This does not apply to a timber post and wire, timber post and railing, wire mesh ('ringlock'), chainmesh or similar open rural style fence less than 1.8 metres in height.
- Remove, destroy or lop native vegetation. This does not apply to:
  - The removal of vegetation that 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; or
  - The minimum extent of vegetation necessary for the maintenance of existing fences, to a combined maximum width of clearing for either side of the fence of 4metres.

#### 4.0

#### Decision guidelines

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Before deciding on an application, in addition to the decision guidelines in Clause 42.03-4, the responsible authority must consider:

- The visible impact of building or works from major viewing corridors of Steiglitz and De Motts Roads.
- Whether the building or works are sited:
  - To maximise clustering of new buildings with existing buildings.
  - To avoid visually prominent locations such as ridgelines, escarpments and prominent hill faces and landscape features.
  - Among established vegetation and/or screened with substantial landscaping of locally appropriate species.
  - To follow the natural form of the landscape.
  - To minimise visual intrusion with setbacks of a sufficient distance from roads.
  - To be set back an adequate distance from watercourses.
- Where the siting of a building cannot be avoided on prominent hill faces and other steep locations, whether the building or works:
  - Is located in the lower one third of the visible slope.
  - Utilises existing or proposed new vegetation to screen it from view.
  - Is designed to follow the natural contour of the land or step down the slope to minimise earthworks.
  - Is articulated into separate building elements to avoid visually dominant elevations.
- Whether the building or works are designed:
  - Using simple, pared-back building forms and design detailing.
  - Utilising colours and finishes that best immerse the building within the landscape and minimise contrast with the surrounds.
  - Utilising materials and finishes that reduce distant visibility.
- The scale of a building and its impact on its surroundings, including its relationship to the existing or future tree canopy height.

- Whether the vegetation is isolated or part of a grouping of vegetation.

**Reference document**

South West Victoria Landscape Assessment Study, Planisphere, June 2013.