

28/01/2010
C129(Part 1)

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

FOOTHILLS OF THE YOU YANGS

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

This area is comprised of treeless foothills and plains at the base of the You Yangs. The You Yangs are the most prominent landscape feature in the northern area of the municipality, providing panoramic views of Geelong. The surrounding foothills and plains create an open view path to the You Yangs, visually exposing them when viewed from the surrounding basalt plains.

The key element of the landscape is its open character and contrast with the You Yangs.

2.0

19/01/2006
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Landscape character objective to be achieved

- To protect and enhance the open character, contrast and scenic quality of the landscape.
- To maintain an open view path to the regionally significant You Yangs.
- To protect the landscape from visual intrusion by inappropriate buildings and works and their siting, design or materials.
- To encourage the siting, design and landscaping of buildings and works to be responsive to the landscape values of the area.
- To facilitate the rehabilitation of extractive industries when they reach the end of their economic life.

3.0

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Permit requirement

A permit is not required for routine or preventative maintenance to existing lawfully established structures.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008;
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and
- Any vegetation which is dead.

4.0

19/01/2006
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Decision guidelines

Before deciding upon an application, the responsible authority must consider, as appropriate:

- The landscape values of the edges of the foothills of the You Yangs.
- The protection and appropriate enhancement of the landscape, having regard to:
 - Protecting landscape areas and vantage points of high quality.

- The conservation of significant areas of natural vegetation and significant stands of trees.
- The necessity of retaining a buffer strip of vegetation in the vicinity of watercourses, roads and property boundaries, in particular any remnant indigenous vegetation species.
- Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the foothills of the You Yangs.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual and natural significance of the landscape.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.
- Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.
- The containment of extractive industries to ensure that development and subsequent reclamation are carried out without significant detriment to the recreational and scenic value of the surrounding area.