

28/01/2010
C129(Part 1)

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO2**

Northern Bank of the Barwon River, Newtown

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

Land adjoining the northern bank of the Barwon River as it passes through Newtown is located within a mixed use environment. It is characterised by an escarpment on the northern bank that 'overlooks' the Barwon River. This is of particular visual significance from both the river banks and the higher lands on the south bank. The river banks of the Barwon River have been progressively acquired and developed for a significant open space spine over many years and the enjoyment of this space should not be compromised by inappropriate or imposing development.

2.0

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Landscape character objective to be achieved

- To protect the visual significance of the escarpment area from intrusions resulting from inappropriate siting, design and materials of buildings and works.
- To minimise the visual impact of any buildings, structures and works on views to the area from the River bank and the higher lands on the south bank of the River.
- To encourage siting, design and landscaping of buildings and works that is responsive to the landscape values of the area.

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 overlay area.
- The protection and appropriate enhancement of the landscape and vantage points of high quality.
- 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 overlay area.

- Whether approval of the proposed buildings and works is compatible with maintaining the visual 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 landscape.
- The benefit of the 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.