

28/01/2010
C129(Part 1)

SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO4**

MT BRANDON PENINSULA

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

The Mount Brandon Peninsula forms the centre of a U-shaped bend in the Barwon River at Fyansford, upstream of Buckley Falls. It is a very prominent area of land within the river corridor and Buckley Falls Park which is being developed as one of the City's major parkland attractions.

The area has a high visual integrity and prominence which is integral to the enjoyment and experience of the Buckley Falls area by the community and visitors. The site is of particular significance as viewed from the Buckley Falls Park and the river banks along both sides of the River.

2.0

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Landscape character objective to be achieved

- To protect the visual values of the area.
- To safeguard the distinctive landscape values of the Barwon River environs in the vicinity of Buckley Falls Park.
- To limit the extent of buildings and works on the Mt Brandon Peninsula and minimise their intrusion.
- To protect the land and river corridor from the encroachment of urban development.
- To ensure the retention and further development of an indigenous flora corridor through the Mt Brandon Peninsula.

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.

Landscaping plans are to be submitted with permit applications for buildings and works and should incorporate the use of local indigenous species.

4.0

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Decision guidelines

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

- The landscape values of the Mt Brandon Peninsula and its impact when viewed from Buckley Falls Park.
- 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 Mt Brandon Peninsula.
- 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 natural 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.
- The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries, in particular any remnant indigenous species.
- The need to control the discharge of any stormwater into the Barwon River so as to minimise the impact on water quality, aquatic flora and fauna and disturbance to the riparian zone.
- The Responsible Authority must be satisfied that the materials and colours are compatible with the natural surroundings as well as conform in appearance and character with any adjacent buildings so as to minimise the visual impact of structures when viewed from beyond the site and within the Buckley Falls Park. Once approved the materials and colours should not be altered without the further consent of the responsible authority.