

28/01/2010  
C129(Part 1)

## SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO5**

### Edges of the Brisbane Ranges and Anakie

#### 1.0

19/01/2006  
VC37

#### Statement of nature and key elements of landscape

The eastern edges of the Brisbane Ranges, including the Rowsley Scarp and its foothills, and the granitic and scoria Anakie Hills are visually prominent landscape features affording views of the plains to the east. These locations contain a mix of cleared land contrasted with substantial vegetation cover. The area has a high scenic quality and its visual exposure makes it susceptible to visual intrusion from inappropriate development.

#### 2.0

19/01/2006  
VC37

#### Landscape character objective to be achieved

- To protect and enhance the visual and natural landscape values of the area.
- To maintain vegetation as an important element of the landscape.
- To protect the landscape from visual intrusion from inappropriate buildings and works and their siting, design and/or materials.
- To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
- To encourage the siting, design and landscaping of buildings and works responsive to the landscape values of the area.

#### 3.0

28/01/2010  
C129(Part 1)

#### Permit requirement

A permit is not required for buildings or works for:

- A trough, water pump, pump shed or windmill.
- A fence less than 1.2 metres high.
- Gate or stock grid.

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  
VC37

#### Decision guidelines

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

- The landscape values of the edges of the Brisbane Ranges and Anakie Hills.
- 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 control of the density of buildings and subdivision in areas of scenic value.
- 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 Brisbane Ranges and Anakie Hills.
- 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 the conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.
- 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.
- 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.