

10/09/2015
C84

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

RIDGES AND ESCARPMENTS

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

Ridgelines and escarpments are significant environmental and landscape features of the Macedon Ranges Shire. The landscape character includes moderate to steep sloping hills which often form a transitional region between the true highlands and flatter plains. Within this context, rocky outcrop, ridges and escarpments, often associated with significant watercourses, create distinctive focal and visual elements across the Macedon Ranges.

The features identified in this overlay include Jim Jim and Mount Gisborne.

Jim Jim

This formation is located between Mount Macedon and the Cobaw Range. It has been identified as a notable volcanic eruption point in Victoria. It formed as a result of an eruption of viscous anorthoclase trachyte lava which cooled forming a steep-sided and hummocky dome. It is an example of the diverse geomorphological products of the newer volcanoes of the Macedon-Woodend area. It is a distinctive landmark in the area.

Mount Gisborne

Mount Gisborne is an ancient volcano vent and a distinct landscape feature viewed from the Calder Highway. The cleared surface of the hills accentuates its form. It is a recognised regional landmark feature and a vista feature from Gisborne. Being comparatively high it can be seen from many points within the Gisborne area.

One of the most distinctive attributes of Mount Gisborne, its natural form with patches of eucalyptus, is being eroded by the competing textures and form of buildings and exotic tree plantings on the higher up-slopes.

2.0

19/01/2006
VC37

Landscape character objective to be achieved

To ensure that the siting and design of buildings and works in rural areas (including the choice of building materials) is responsive to the landscape character of the Macedon Ranges Shire.

To maintain vegetation on escarpments and ridgelines for its landscape value.

To control the location and visual impact of buildings by requiring adequate setbacks from cliff tops, ridgelines and other prominent areas.

3.0

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Application requirements

The responsible authority may require applications to contain the following information:

- A plan of the whole site indicating the location of existing and proposed buildings and points of vehicle access to the site.
- A plan indicating the size, bulk and colour of any proposed buildings.
- A plan indicating all existing vegetation on the property and the extent of proposed clearance.

- The purpose of the proposed, clearing and any proposals for revegetation, including proposed species and ground stabilisation.
- A building must not be constructed on or within 10 metres of a ridgeline unless no alternative siting is available.
- Assessment of the site with respect to the Macedon Ranges Cultural Heritage and Landscape Study – June 1994.

4.0

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Decision guidelines

In considering applications, the responsible authority must consider, as appropriate:

- Whether the proposed siting will meet the landscape character objectives of this schedule in terms of the effect of the proposed buildings on the landscape, skyline profile, scenic views and amenity of the area.
- Whether the height, bulk and general appearance of the proposed buildings and works will affect the amenity of the area.
- The protection and enhancement of landscape having regard to:
 - Landscape areas and vantage points of high quality.
 - Visual sequences along access routes.
 - Whether the setback requirements can be met having regard to the size and topography of the land.
 - Conservation of significant areas of natural vegetation and significant stands of trees along ridges and on escarpments.
 - Control of the density of buildings and subdivisions in areas of scenic value.
- Containment of extractive industries to ensure that staging of development and subsequent reclamation are carried out without significant detriment to the recreational and scenic values of the surrounding areas.
- The threat of soil erosion and land slip from the proposed works.
- The need to minimise the impact on prominent ridge lines from proposed buildings and works.
- On land where slope is greater than 20 per cent .
 - The need to site and design any proposed structure to minimise visual intrusion, including methods such as landscaping, and tree planting to screen the buildings and works.
 - Consideration to locating access roads across slope to minimise visual intrusion of the road.