

09/05/2019
C006Pt1fisi

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

INLAND NATIONAL PARK

1.0

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Statement of nature and key elements of landscape

The Inland National Park landscape character area is the largest of the character areas on French Island, comprising the French Island National Park as well as large areas of remnant vegetation outside the Park boundaries.

The landform consists of both ridgelines and low-lying areas. A number of small creeks drain off the central ridgeline, mainly towards the north and west. To the north and north-west are a number of significant swamps. The vegetation within these areas is of high botanical value, with a number of vegetation sub-communities now extinct on the mainland.

The French Island National Park is of regional and State significance due to the presence of endangered flora and fauna, and the unspoilt nature of the Park.

The primary land use within the Inland National Park character area is conservation and land management. Development in these areas should consider view lines to and from the Island.

Key characteristics of the landscape include:

- High ridgelines with views to and from French Island.
- Creeks and swamps to the north and north-west.
- High quality representative samples of sand heathland, lowland forest, coastal heathland scrub, sedge wetland and plains grassland.
- Approximately 160 vegetation species considered to be of regional, State or national significance.
- The Pinnacles.

The Inland National Park character area is of State significance.

2.0

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Landscape character objectives to be achieved

- To protect and enhance the Inland National Park character area, which is one of the largest intact areas of wilderness within close proximity to Melbourne, particularly along elevated viewing points on the Island, views of rising topography, and where remnant vegetation defies an edge or boundary to the Pastoral Fields character area.

3.0

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Permit requirement

A permit is not required to construct a building or construct or carry out works if all of the following conditions apply:

- The height of the building or works is less than 5 metres.
- Proposed excavation or filling is less than 1 metre in depth.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials and colours that blend with the landscape.

A permit is required to remove, destroy or lop native vegetation.

4.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan identifying existing and proposed buildings, including the external colours, materials and finishes of proposed buildings.
- A design response statement that demonstrates how the development responds to the landscape character area.
- A landscape plan showing existing vegetation, and native vegetation proposed to be removed and to be planted, which must include the use of local species (i.e. native vegetation that is a feature of the landscape character area).

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development will be detrimental to the natural physical features or resources of the area.
- The need for a landscape impact assessment report prepared by a properly qualified person and to the satisfaction of the responsible authority.
- Whether the siting, height, scale, materials and form of the proposed development has been designed to have the least visual impact on the landscape and scenic views.
- Whether the development will be visible from a public road or other vantage point or from the French Island National Park.
- The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed developments that would better meet landscape character objectives of the schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.
- Whether vegetation will be removed.
- The need to revegetate or landscape the site.
- If appropriate, the views of the Department of Environment, Land, Water and Planning.