

09/05/2019
C006Pt1fisi**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

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

PASTORAL FIELDS**1.0**09/05/2019
C006Pt1fisi**Statement of nature and key elements of landscape**

The Pastoral Fields character area is defined by its rural and undeveloped landscape, located primarily in the central-south of French Island. The area is defined by isolated dwellings and unobtrusive farm buildings situated on gently undulating pastoral land. Stands of vegetation act to frame vistas through the open fields, with the broader character area bound by the French Island National Park and coastal areas.

Many dwellings and outbuildings with heritage value are within this character area, and the pastoral history of French Island can be seen.

Agriculture is the most prominent land use in this character area, which is demonstrated by the rolling green pastoral fields and farming activities.

Key characteristics include:

- Low scale and low level development.
- Flatter, or gently rolling topography.
- Large cleared open pasture.
- Isolated dwellings and farm buildings.
- Built form of heritage significance including chicory kilns.
- Patterns of viewing framed by roadside tree rows.

The character of this landscape is sensitive to further subdivision and development.

2.009/05/2019
C006Pt1fisi**Landscape character objectives to be achieved**

- To maintain the rural and undeveloped character of the Pastoral Fields character area, which is defined by the low scale and low level of development across rolling pastoral land, and enhance the contrast that this provides against the broader vistas to the Inland National Park character area and further afield to Western Port Bay and the mainland.

3.009/05/2019
C006Pt1fisi**Permit requirement**

A permit is not required to alter or extend an existing dwelling or construct a building and works ancillary to a dwelling if all of the following apply:

- The height of the buildings or works is less than 7.5 metres.
- Any 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 in colours that blend in with the environment.

A permit is not required to construct a building or construct or carry out work associated with Agriculture if all of the following apply:

- The height of the buildings or works is less than 7.5 metres.
- Any 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 in colours that blend in with the environment.

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

4.0

09/05/2019
C006Pt1fisi

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

09/05/2019
C006Pt1fisi

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
- Whether the development maintains the visual contrast between the Pastoral Fields and Inland National Park character areas.
- Whether the development will be visible from a public road or other vantage point or from the French Island National Park.
- The need for a landscape impact assessment report prepared by a properly qualified person and to the satisfaction of the responsible authority.
- Whether the development will impact on the views of the Pastoral Fields from surrounding areas.
- Whether the development will ensure the Pastoral Fields landscape values are preserved.
- Whether the proposed development incorporates non-reflective finishes in muted colours that blend in with the landscape on external surfaces, to reduce its visual impact.
- Whether the development will continue to support appropriate land management.
- Whether the development is compatible with a rural area.
- 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.