

19/01/2006
VC37**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

NON-URBAN SIGNIFICANT LANDSCAPE AREA**1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

The non-urban area is typified by attractive landscapes comprising medium to high indigenous tree cover and undulating topography providing panoramic vistas, and is dissected by a number of ridgelines and valleys. The rural-residential type development generally complements the natural environment.

2.019/01/2006
VC37**Landscape character objectives to be achieved**

To ensure that the visual impact of development in the non-urban area is minimised.

To provide for the conservation and enhancement of the landscape qualities of the non-urban area through the sensitive siting of buildings, access and earthworks and through the restoration of significant vegetation where necessary.

To ensure that the development of land and the removal of vegetation in the non-urban area is not detrimental to the natural environment, non-urban character, heritage values or any other environmental features or identified values.

To encourage development in keeping with the rural residential character and appearance of the non-urban area and to discourage development which is intrusive to the landscape character of the area.

3.019/01/2006
VC37**Permit requirement**

A permit is required to construct or carry out a building or works specified in Clause 62.02 of this scheme.

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

This does not apply to:

- The removal, destruction or lopping of an environmental weed as specified in Table 2 to Schedule 2 of Clause 42.01.
- The pruning of an exotic tree for regeneration or ornamental shaping.
- The removal of an exotic tree which is dead.

An application to construct a building or construct or carry out works must be accompanied by a plan showing the following information:

- A site analysis as described in the Site Design Guide for Residential Development on Bushland Fringes in the City of Manningham, October 1995.
- Contours and other significant natural features.
- The location of all buildings proposed on the land.
- Details of the nature and colour of external cladding of all buildings.
- The location, dimensions and levels of any excavations or alterations to the natural surface, including details for works to stabilise cut and fill batters.

- Works to control drainage run-off from all buildings, access roads and driveways.
- Details of the method to adequately treat and dispose of all sewage, sullage and effluent, having regard to the environmental capacity of the land and the need to ensure that all domestic wastewater is treated and retained within the boundaries of the lot.
- Measures to control soil erosion and sediment-laden storm water discharge from the site during construction.
- The location of all proposed driveways and paths on the site.
- Any areas where native vegetation is to be removed.
- In the case of the construction or illumination of a tennis court:
 - Plan details of all proposed fencing.
 - The location and height of any light poles.
 - The specifications for any lights.

4.0
19/01/2006
VC37

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- Design measures included to minimise the extent of excavation and fill.
- The need for all external cladding, including roofing, to be non-reflective with exterior colours of a subdued tone which complements the colours of the natural environment.
- The retention or provision of landscape buffer strips adjoining watercourses, ridges, natural drainage lines, roads and property boundaries.
- Whether the use or development is likely to result in an enhancement of the land and land management in the long-term.
- The desirability of locating buildings and works on land with slopes of less than 20 per cent.
- The desirability of avoiding buildings and works within 30 metres of a watercourse and on land with slopes greater than 20 per cent.
- The impact of the design of existing and proposed infrastructure and utilities on the landscape.
- Whether the use is likely to cause a significant increase in traffic and whether suitable access can be provided.
- The availability of water, the location and design of lots, landscaping and access roads and other measures necessary to prevent or suppress fire.

Before deciding on an application to remove, destroy or lop vegetation, the responsible authority must consider:

- The preservation of and the impact on the natural environment and the need to prevent erosion.
- The physical condition, variety or rarity of the vegetation.
- The effect of the removal of habitat or refuge for wildlife, or on movement of wildlife along vegetation corridors.
- Whether the visual landscape character of the locality will be adversely affected.
- The management of vegetation to minimise fire hazard.

- The benefit of retaining a buffer strip of vegetation within specified distances of watercourses, roads and property boundaries.
- The benefit of a condition requiring planting, replanting, fencing or other treatment of any part of the land.
- The impact of vegetation removal from land liable to landslip and, in particular:
 - No clearance should be permitted except as may be required by a permitted use or development of the land.
 - Whether there is a practical alternative form of development which would result in less destruction of the existing vegetation.
 - The need for a geo-technical investigation of the land to establish whether the removal of vegetation would increase the risk of landslip.