

28/04/2016  
C61

## **SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**.

### **MALDON LANDSCAPE AREA**

#### **1.0**

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

The Maldon landscape is classified by the National Trust as a significant landscape.

The key elements of the Maldon landscape are both natural and man made. They include Mount Tarrengower and its environs along with the significant gold mining landscapes that were created in the 19th century. These elements surround the township and produce a unique gold mining landscape that contributes towards the heritage significance of Maldon.

#### **2.0**

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#### **Landscape character objective to be achieved**

- To prevent the destruction of significant tracts of bushland or trees which would detract from the value of the landscape, or area of significant vegetation.
- To preserve and enhance the character of the roadside along major approach roads to towns, the areas of landscape significance as identified by the National Trust and the former Department of Natural Resources and Environment, prominent vegetation within the township area, the environs of the Cairn Curran Reservoir and other areas of visual landscape interest.
- To minimise the impact that mining activities are able to have on land of landscape significance.
- To encourage development of a type which does not detract from the value of the landscape due to its siting, height or general appearance.

#### **3.0**

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#### **Permit requirement**

A permit is required for:

- The removal, destruction or lopping of all trees with a diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

A permit is not required for:

- Routine maintenance works on land managed by the Department of Environment, Land, Water and Planning.

#### **4.0**

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#### **Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The effect on the whole landscape of buildings, works or activities in the specified area, particularly prominent hilltops and visually significant landforms.
- The siting and design of building and works.
- The retention of areas of vegetation or remnant vegetation as a habitat for native animals and birds and as an important visual element of the overall landscape.
- The retention of a buffer strip of vegetation within specified distances of roads, watercourses, property boundaries or in visually prominent areas.

- The contents and recommendations of any National Trust of Australia (Victoria) Classified or Recorded Landscape.
- The preservation of existing natural vegetation.
- The preservation of natural beauty and prevention of soil erosion.
- The comments of the Department of Environment, Land, Water and Planning.
- The provisions of the Maldon Design Guidelines, 1988 incorporated in this scheme.
- Maldon Urban Design Framework, 2004.
- Maldon Historic Reserve Management Plan, 1989.
- Trees & Gardens from the Goldmining Era: A Study of the Maldon Landscape, 1981.