

19/01/2006
VC37

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

COLERAINE LANDSCAPE AREA

1.0

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Statement of nature and key elements of landscape

The Coleraine township is located in the valley of the Bryan Creek which includes a steep escarpment sloping upwards on the southern side of the town. This escarpment is the dominant landscape feature of the town and includes the Points Reserve Arboretum which has an extensive collection of Australian native plants. The high visibility of this area requires careful consideration of any application for development within the area of the overlay.

2.0

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Landscape character objective to be achieved

To protect the appearance and presentation of the Coleraine Landscape area.

3.0

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Decision guidelines

The responsible authority will take into account the impact of the proposal on the qualities of the landscape in considering any application for buildings and works or native vegetation removal.

The impact of the siting, height and design of any proposed development and the view of that development from the rest of the township will be considered.

The use of new or existing vegetation to screen the development will be considered.