

17/05/2012
C72

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

HARRINGTON ROAD HILLS

1.0

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Statement of nature and key elements of landscape

The Harrington Road Hills provide panoramic views of some of Warrnambool's most significant topographical features including the Hopkins and Merri River, coastal line and Hinterlands. The hills provide visual relief and a break between the industrial precinct to the east, and the low density residential area resting behind the hills to the west.

2.0

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Landscape character objective to be achieved

The landscape character objective is to maintain and enhance these views by:

- Encouraging development to locate well below the ridgeline of the hills.
- Supporting the appropriate siting of development.
- Seeking to minimise visual and built form intrusion into the natural environment.
- Minimising native vegetation removal.
- Encouraging the re-establishment of indigenous vegetation.
- To encourage development which does not intrude upon the views of the hills.

3.0

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Permit requirement

A permit application must, as appropriate, be accompanied by a site analysis and plan(s) of the proposal (in addition to any other information required to be submitted in accordance with this planning scheme) includes:

- The topography of the site and location of any existing native vegetation and drainage lines.
- The location of any existing or proposed buildings or works, including fences of a height of more than 1.5 metres.
- Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
- The location, extent and levels of any excavations or alterations to the natural surface, including details of work to stabilise areas of fill or excavation.
- Measures to reduce the visual impact of any buildings or works including landscaping and details regarding material and finishes.
- Areas for the reinstatement/regeneration of native revegetation.
- Any works necessary to control drainage and stormwater run off from all buildings, access roads and driveways.

A permit is not required for:

- Buildings and works associated with informal outdoor recreation.
- Erection of fences not more than 1.5 metres in height.

4.0

Decision guidelines

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

- The extent of intrusion of the development upon views to and from the hills, particularly from existing residential areas, major roads and other public locations.
- The conservation and enhancement of the area including visual amenity.
- Preservation of, and impact on the natural environment and the need to prevent erosion.
- The desirability of site responsive structures in locations of high visual prominence.
- The preservation and protection of significant vegetation and habitat.