

19/01/2006
VC37**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

WHITTLESEA HILLS**1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

The Whittlesea Hills and floodplain of the Plenty River form a significant and distinctive 'non urban break' between the Mernda growth area and the Whittlesea Township. The hills provide visual relief, interest and definition of the Plenty River Valley and the extent of the Western Plains.

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

The landscape character objective is to maintain and enhance the existing rural character by:

- Encouraging development to locate well below the ridgeline along Plenty Road;
- Supporting the appropriate siting of dwellings and other structures;
- Seeking to minimise visual and built form intrusion into the natural environment;
- Discouraging inappropriate industries and other commercial uses from locating along the Plenty Road frontage or in other visually exposed areas;
- Encouraging the re-establishment of indigenous vegetation;
- Maintaining the unimpeded flow of floodwaters to the Plenty River.

3.0**Permit requirement**

An application for planning permit must be accompanied by a report or plans, as appropriate, which detail:

- Any works necessary to control drainage and stormwater runoff from all buildings, access roads and driveways.
- The location, extent and levels of any excavations or alterations to the natural surface, including details of works to stabilise areas of fill or excavation.
- The capacity of the land to accommodate the proposed development having regard to the disposal of sewage, sullage and effluent on site.
- Measures to reduce the visual impact of any buildings or works including landscaping and details regarding materials and finishes.
- Areas for the reinstatement/regeneration of native vegetation.

4.019/01/2006
VC37**Decision guidelines**

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

- 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 preservation and protection of significant vegetation and habitat.
- The management of vegetation to minimise fire.