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Proposed C139bawb

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

STRZELECKI RANGES

1.0 Statement of nature and key elements of landscape

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The north face of the Strzelecki Ranges presents a landscape of diversity where cleared land, remnant vegetation and timber plantations co-exist. No dominant built development exists; houses and narrow roads climb from the valley floor and foothills adjoining the Princes Highway between Yarragon and Trafalgar.

2.0 Landscape character objectives to be achieved

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To protect the natural beauty and landscape form of the Strzelecki Range.

To protect the rural landscape from insensitively designed development.

To maintain and protect the diversity of landscapes, native fauna, remnant vegetation and sites of historical, botanical and zoological significance.

To recognise and protect the landscape and conservation features of the Strzelecki Ranges from visual intrusion and inappropriate development.

3.0 Permit requirement

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A permit is not required to:

- Construct an extension or alteration to an existing dwelling or outbuilding, if the following conditions are satisfied:
 - That the external finishes of the extension / alteration are consistent in appearance with the existing building.
 - The walls and roof are clad in non-reflective materials maintained in muted colours in keeping with the rural character of the area.
- Construct an outbuilding ancillary to a dwelling and up to 50 square metres in floor area or a dependent person's unit on the land, if the following condition is satisfied:
 - The walls and roof of the building are clad in non-reflective materials maintained in muted colours considered by the responsible authority to be in keeping with the rural character of the area.
- Undertake earthworks ancillary to any of the above.

A permit is required to remove, destroy or lop any native vegetation (whether dead or alive).

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- How the proposal responds to the landscape character objectives of this schedule.
- How the proposed development impacts the environment, visual and aesthetic qualities.
- Whether the proposed development will penetrate the tree canopy and ridgelines.

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- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to the natural landscape.
- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.
- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.