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Proposed C139bawb

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**.

TOORONGO VALLEY

1.0 Statement of nature and key elements of landscape

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The continuous strip of riparian forest and wet sclerophyll forest in the Toorong Valley retains a high level of naturalness and includes scenic fern gullies.

2.0 Landscape character objectives to be achieved

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To maintain and enhance the natural beauty and amenity of land in the Toorong Valley.

To ensure that development is constructed in such a way as to ensure that is not detrimental to the natural beauty and amenity of the area.

3.0 Permit requirement

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A permit is not required to construct a building or carry out works:

- If sited on a slope of less than 20 percent.
- If sited more than 100 metres from the Toorong River or a Reserved Forest boundary.
- If sited more than 50 metres from a road alignment, 30 metres from another watercourse or stream reserve boundary or 5 metres from any other lot boundary.

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:

- The likely impact of the proposed development on the fauna, flora and stream ecology of the area.
- Whether the development has regard to the natural landscape qualities and aesthetic of the area.
- The likely impact of the proposed use, or development on existing utility and community services.
- The value of the natural vegetation in terms of its physical condition, rarity and variety.
- The value of the natural vegetation as a refuge or habitat for wildlife and the likely effect of the works on the wildlife of the area.
- The potential effect of the works on the soil.
- Whether planting, replanting or other treatment should be undertaken on any part of the land.