

19/01/2006
VC37

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2

Mt Rouse

1.0

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Statement of nature and key elements of landscape

The Mt Rouse area has high environmental and landscape values which warrant protection.

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Landscape character objective to be achieved

The objectives to be achieved include:

- To recognise and protect the significance of the environmental and landscape values of the Mount Rouse area;
- To minimise the intrusion of development upon the landscape of Mount Rouse;
- To protect natural resources including flora and fauna.

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Permit requirement

A permit is not required to construct the following buildings or to construct or carry out the following works:

AGRICULTURAL ACTIVITIES

- To conduct agricultural activities including ploughing and fencing but not for the construction of a dam with a capacity of 3000 cubic metres or greater.
- To construct a building or construct or carry out works where such buildings or works are specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

FLOODPLAIN WORKS

- To construct or carry out floodplain management works by or on behalf of a floodplain management authority.

INFRASTRUCTURE

- The layout of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

POWER LINES

- To erect telephone or power lines provided they do not involve the construction of towers or poles.

SMALL BUILDINGS

- To construct a building which is ancillary to a dwelling, has a floor area of less than 100 square metres and is not used for accommodation.
- To construct a building or extend an existing building where the total resultant floor area is less than 200 square metres.

A permit is not required to remove, destroy or lop vegetation, as follows:

GARDENS

- In a domestic garden.

FIREWOOD

- For use as firewood for heating or cooking purposes within the dwelling on the lot from which the wood was collected.

NON-NATIVE

- For the removal, destruction or lopping of non-native vegetation.

Other Requirements

Buildings should be clad in non-reflective materials in muted shades of green, brown, or grey, unless there are other visual means of limiting the appearance of the buildings as considered appropriate by the responsible authority.

4.0
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Decision guidelines

Before deciding on an application the Responsible Authority should consider:

- The views of the Department of Natural Resources and Environment;
- The ability of the building to detract from the landscape values of the area;
- The size and bulk of the proposed building;
- The ability of existing vegetation to screen the proposed building from view;
- The desirability of planting indigenous vegetation to screen the proposed building, in addition to requiring the building to be clad in muted shades;
- The desirability of maintaining all existing vegetation.