

24/09/2009
C123**SCHEDULE 6 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO6****CARDINIA ROAD PRECINCT****1.0 Statement of nature and key elements of landscape**20/11/2008
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The Cardinia Road Precinct is located within the Casey Cardinia Growth Area along the southern fringe of the foothills to the Dandenong Ranges.

The landscape of the northern section of the Cardinia Road Precinct is characterised by undulating topography with significant east west ridgelines. The ridgelines and hilltops, particularly above the 60 metre contour have been identified as a visually prominent landscape element within the precinct. Patches of remnant vegetation both within the Cardinia Road Precinct and on the hills to the north provide significant contribution to the visual character and quality of the area.

Land within the Cardinia Road Precinct has been designated for urban development as set out in the Cardinia Road Precinct Structure Plan (September 2008). Special consideration needs to be given to the design and siting of development to ensure that the landscape, scenic and environmental qualities of the significant ridgelines and hilltops are protected as a key element of the landscape character in the precinct.

2.0 Landscape character objective to be achieved20/11/2008
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- To conserve, protect and enhance the environmental, scenic, and landscape values of the ridgelines and hilltops in the Cardinia Road Precinct.
- To protect and conserve remnant vegetation which contributes to the landscape significance of the Cardinia Road Precinct.
- To encourage development which is of a size and scale that is sympathetic and responsive to the landscape.
- To ensure that development is sensitive to the natural characteristics of the landscape including slope, hilltops, ridgelines, and any remnant vegetation.
- To ensure a lower density of development and scale of building mass to create a sense of openness and space.

3.0 Permit requirement24/09/2009
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An application to construct a building or construct or carry out works must be accompanied by the following information:

- A site context plan showing the boundaries of the land, the contours of the land, existing vegetation on the land or surrounding land (if any), existing buildings and works on the land, existing buildings on adjoining land including the location, height and scale of buildings.
- Details of any siting and design guidelines (including building envelopes) approved as part of the subdivision which created the lot which the land forms part of.
- Details of the location of proposed buildings and works.
- Details of elevations, including building heights, external colours, materials and finishes.
- The location of any existing vegetation and proposed to be removed.
- Details of the location and extent of any earthworks.
- Details of landscaping proposed, particularly canopy trees.

- A design response which describes how the proposed buildings and works responds to the context of the site, the landscape character and objectives set out in this schedule, and any siting and design guidelines applying to the land.

A permit is required to remove, destroy or lop any native vegetation. This does not apply if:

- The vegetation is an environmental weed known as Sweet Pittosporum (*Pittosporum undulatum*).
- The vegetation is dead or diseased as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority.
- Necessary for the construction or maintenance of a fence provided the vegetation is the minimum required to be removed and is within any of the following:
 - 1.5 metres either side of a title boundary which does not abut a road reserve and the consent of the adjoining property owner has been obtained.
 - 2.0 metres within a title boundary abutting a road reserve.

4.0 Decision guidelines

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Before deciding on an application the responsible authority must consider, as appropriate:

- The Cardinia Road Precinct Structure Plan (September 2008).
- Any siting and design guidelines (including building envelopes) approved as part of the subdivision which created the lot which the land forms part of.
- The setback of buildings and works from boundaries and buildings on adjoining lots to create a sense of openness and space between buildings.
- The nature and character of buildings on adjoining and nearby land.
- Whether buildings are setback from the tops of significant ridgelines and hilltops.
- Whether the height of new development protrudes beyond existing tree canopies or ridgelines.
- The slope of the land, and in particular, the design of buildings on slopes greater than 20%.
- The effect of any removal of vegetation on the landscape character and tree canopy in the area.
- The reason for removing any vegetation and the practicality of alternative options which do not require the removal of the vegetation.
- Any landscaping proposed as part of the development to reduce the visual impact, particularly revegetation along ridgelines, on hilltops and significant slopes.
- The extent of any cut and fill required.