

23/07/2009  
C74**SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO5**

**WATERCOURSE AREAS****1.0**19/01/2006  
VC37**Statement of nature and key elements of landscape**

The rivers and creeks of Manningham are of visual, landscape, environmental, heritage and recreational significance. All watercourses contribute to visual significance. Viewsheds of our rivers and creeks, in particular the Yarra River and Mullum Mullum Creek, are significant, representing the heart of a 'green' network of open space in Melbourne. Water courses are important natural assets, creating a sense of remoteness and a wildlife habitat all combining to provide a visually diverse landscape.

The uniqueness and prominence of watercourse areas relates to landscape qualities which are generally regarded as special, enjoyable by the community and providing a 'sense of place'. Visually, watercourse areas are significant because of topography, site layout, vegetation cover, botanical significance, natural character, panoramic views, relief from the 'urban' environment, cultural or heritage significance and the desirability of the character of watercourse areas.

The visual and environmental qualities of watercourse areas are being degraded in some parts. This degradation is increased by inappropriate design, construction and siting of buildings and works and the removal of indigenous or culturally significant vegetation.

**2.0**19/01/2006  
VC37**Landscape character objectives to be achieved**

To ensure that the visual impact of development is minimised.

To protect areas along watercourses from visual intrusion caused by the inappropriate siting or appearance of buildings and works.

To encourage development in keeping with the character and appearance of the area.

To protect and enhance the vista from watercourses.

To control the construction of buildings and works to ensure the natural floodway is not impeded and to give access for maintenance purposes.

**3.0**23/07/2009  
C74**Permit requirement**

A permit is required to construct or carry out a building or works specified in Clause 62.02-2 of this scheme.

An application to construct or carry out a building or works must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

**4.0**19/01/2006  
VC37**Decision guidelines**

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The desirability of locating buildings and works on slopes of less than 20 per cent.

- The need for exterior building colours and materials to be non-reflective and blend with the natural environment.
- Whether appropriate management practices are proposed, including the prevention of soil erosion and revegetation of degraded areas with indigenous plant species.
- The need to prevent or reduce the concentration or diversion of floodwater or storm water.
- Whether the proposed development could be located on land outside the watercourse area.
- The effect on water quality, watercourse capacity and the flow of floodwaters.