

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**

RIDGE AND ESCARPMENT AREAS

1.0 Statement of nature and key elements of landscape

Ridge and escarpment areas have been identified as key landscape features, providing landmarks that are visually prominent, and acting as scenic vantage points, enabling views of extensive coastal and rural landscapes. Ridge areas and escarpments also often retain substantial vegetation cover, which adds to the variety of the landscape.

The distinctive landscapes of the Peninsula have been shaped by geomorphological processes and features. These include the Selwyn and Tyabb Faults, the multiple smaller faults of the central and southern Peninsula and the basalt intrusions of Arthur's Seat and Mt Martha. In this context the landforms of the Peninsula are culturally significant both in terms of the visual "sense of place" and in promoting an understanding of the natural processes. The high visual exposure of ridge and escarpment areas makes them particularly susceptible to visual intrusion from inappropriate development.

2.0 Landscape character objective to be achieved

- To protect and enhance the visual, natural and cultural heritage values of ridge and escarpment landscapes.
- To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
- To avoid the construction of any buildings within 10 metres of a ridge area, unless no alternative site is available on the land.
- To protect ridge and escarpment landscapes from visual intrusion resulting from inappropriate buildings and works, and their siting, design or materials.
- To encourage siting, design and landscaping of buildings and works that is responsive to the landscape values of ridge and escarpment areas.
- To maintain vegetation as an important element of ridge and escarpment landscapes.

3.0 Permit requirement

A permit is required to remove, destroy or lop any native vegetation.

4.0 Decision guidelines

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

- The landscape character objectives of this schedule.
- The need for a landscape impact assessment report, prepared by a properly qualified person and to the satisfaction of the responsible authority.
- The protection and appropriate enhancement of the landscape, having regard to:
 - Protecting landscape areas and vantage points of high quality.
 - Maintaining visual sequences along access routes.
 - The conservation of significant areas of natural vegetation and significant stands of trees in ridge areas and on escarpments.
 - The control of the density of buildings and subdivision in areas of scenic value.

- Whether the siting, height, scale, materials and form of proposed buildings and works, including infrastructure service lines, has been designed to have least visual effect on the ridge and escarpment landscape and scenic views.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual, natural and cultural heritage significance of the ridge and escarpment landscape.
- The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that would better meet landscape character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.
- The availability of reasonable alternative routes, alternative designs or alternative forms of installation for infrastructure service lines that would better meet landscape character objectives of this schedule.
- Whether it is reasonable and practical to maintain a setback of 10 metres from a ridge area having regard to the size and topography of the land and the form and nature of proposed buildings and works.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.
- The containment of extractive industries to ensure that development and subsequent reclamation are carried out without significant detriment to the recreational and scenic value of the surrounding area.