

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

BUSH GARDEN AND SEMI-BUSH RESIDENTIAL AREAS**1.0 Statement of nature and key elements of landscape**

The vegetation of the City of Greater Bendigo has been extensively cleared due to European settlement, agricultural land uses and exploitation of forests during the gold-rush era. The remaining vegetation is significant for its diversity and environmental value and in providing habitat areas of state, national and international significance. In particular, large areas of remnant and regrowth box-ironbark forests surround Bendigo and Heathcote. Extensive areas remain in public ownership in the Whipstick and Kamarooka State Parks, One Tree Hill and Eaglehawk Regional Parks, Maiden Gully, Marong, Wellsford and Mandurang State Forests, Diamond Hill Historic Reserve and various flora, fauna and bushland reserves. However, important tracts of forest are also in private ownership and subject to development pressures. Remnant vegetation often contains mature trees and/or trees with hollows, which are rare in this area and vital for fauna conservation. Remnant vegetation is a key feature of Bendigo's landscapes and is of scenic and recreational value for local and regional communities.

Many of the residential areas within the City remain well vegetated and provide an attractive bushland setting. This setting is highly important to the neighbourhood character of the area. The *City of Greater Bendigo Residential Character Study 2001* indicates that the type and quantity of native vegetation in these areas should be retained and enhanced. It is therefore necessary to ensure that new residential development includes sufficient space around the dwelling to accommodate trees and understorey.

Retaining vegetation is also critical to catchment management in terms of both surface and ground water quality, the control of salinisation, acidity and waterlogging and the prevention of erosion.

2.0 Landscape character objective to be achieved

- To provide for housing in a bushland setting.
- To provide for sensitive siting of buildings and works, access and earthworks and by the restoration of native vegetation where considered appropriate.
- To provide for the conservation and enhancement of the environmental values of the area, by limiting the removal of native vegetation to the minimum extent practicable and by encouraging the planting of vegetation which is native to the Bendigo area, particularly vegetation of species which previously grew on the site.
- To ensure that the development of land and the removal of native vegetation are not detrimental to the natural environment and character of the area.
- To minimise threats to the natural environment through the unnecessary removal of native vegetation.
- To protect remnant native vegetation and habitat, including understorey, and to facilitate natural revegetation.
- To promote the maintenance of ecological processes and genetic diversity.
- To encourage maintenance and development of linkages between existing areas of remnant vegetation.

- To recognise the catchment-wide land and water management benefits resulting from vegetation retention.
- To maintain and enhance Bendigo's scenic and recreational landscape assets.

3.0 Permit requirement

A permit is not required to construct a building or carry out works provided all the following requirements are met:

- The total area of all buildings and hard surfaced and impervious areas (including driveways, tennis courts and swimming pools) at ground level is less than 40 per cent of the site; and
- The building or works are not under the canopy of a tree which is 5 metres or more in height.

A permit is required to construct a fence. This does not apply if the fence is of post and wire construction up to 1.5 metres in height.

A permit is required to remove, destroy or lop any native vegetation. This does not apply if the lopping of vegetation is undertaken to assist its regeneration.

Application requirements

An application to remove native vegetation must:

- Indicate the total extent of native vegetation on the site and adjacent to the site, the extent of proposed clearing on the site, the location of any river, stream, watercourse, wetland or channel on the site, and if relevant the location of areas with a slope exceeding 25%.
- Explain the purpose of the proposed clearing.
- Demonstrate that the removal, destruction or lopping of remnant native vegetation has been minimised as far as is reasonable and practicable.
- Specify proposals for revegetation following disturbance, or revegetation of an alternate site, including proposed species and ground stabilisation.
- If the area proposed for clearing exceeds 0.4 ha: include a report on the vegetation and habitat significance of the area to be cleared, to the satisfaction of the responsible authority and the Department of Sustainability and Environment.

Comments

The responsible authority may seek the comments of the Department of Sustainability and Environment in relation to an application.

4.0 Decision guidelines

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

- The objectives and recommendations of the *Greater Bendigo Residential Character Study 2001* where applicable.
- Any other design and siting guidelines adopted by the responsible authority and any variations that may be made to these.
- The need to screen buildings and structures to maintain the character of the area.
- The role of the vegetation in contributing to the character and appearance of the area.

- The need to retain remnant vegetation and conserve flora and fauna habitats including habitat corridors and biolinks.
- The significance of the vegetation in terms of physical condition, rarity and variety.
- The purpose of removal, destruction or lopping of vegetation and alternative ways of carrying out development on the site.
- The effect of removal, destruction or lopping of native vegetation on resident and migratory fauna, and the need to retain trees (living and dead) with hollows for habitat value.
- Impacts on soil, water, flora, fauna, air and ecosystems.
- The future use and development of the land and whether it is appropriate to include conditions requiring planting, replanting or other treatment of any part of the site.
- Any comments from the Department of Sustainability and Environment.

Reference Documents

City of Greater Bendigo Residential Character Study 2001, including the Neighbourhood Character Precinct brochures.