

22.03 NATURAL LANDSCAPE PROTECTION

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C25

This policy applies to all applications for new buildings and extensions to existing buildings within the shire and any buildings and works on significant hilltops and ridgelines.

Policy Basis

The natural landscape of the Shire is an important asset that requires protection from inappropriate use and development. Hilltops and ridgelines are seen in the distance from almost any perspective of the Shire. The visual and environmental implications of development along these natural features can destroy the attractiveness and environmental qualities of the area and will be discouraged. This policy also provides a basis and guideline for the sympathetic external treatment of buildings in their context.

Objectives

- To protect areas of environmental and visual significance from inappropriate development.
- To limit development on prominent ridges and hilltops.
- To encourage the protection and revegetation of landscape features as an enhancement.
- To contribute to the protection of the environmental qualities of hilltops and ridgelines.
- To ensure that all structures blend in with the surrounding environment.
- To ensure that the aesthetic amenity of the area is preserved and/or enhanced.

Implementation

It is policy that:

- Environmental, landscape and visual significance of hilltops and ridgelines are considered in the assessment of applications for use and development.
- Developments must be sited to ensure that rooflines do not protrude above ridgelines when viewed from any road or public land.
- Mature vegetation which provides a backdrop for any development must not be removed or lopped.
- All external finishes must be non-reflective and of colours that blend with the surrounding landscape.
- The external cladding of all buildings within the Shire be of a muted tone except in the following instances:
 - Where the clear majority of existing buildings constructed on the site have external cladding of material consistent with that being sought; and
 - In Rural zones where the buildings are not readily visible from roads, public land or adjoining properties due to the topography or existing vegetation.
- The colour of building materials should minimise the visual intrusion of structures in any area by use of colours which are similar to the surrounding vegetation.
- All new construction must have external finishes that are non-reflective, whereby the cladding has:
 - a surface finish of factory painted oven cured colour.
 - been painted by hand or other means in a muted tone.
 - been screened by vegetation to form an effective visual buffer from adjoining landowners and/or roadways or any other public space.
- Should an applicant wish to paint the cladding in a muted tone or screen plant in accordance with the policy, then this work must be completed within 3 months of the completion date of the building.