

19/01/2006
VC37

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO2**.

CASTLEMAINE LANDSCAPE SIGNIFICANCE AREA

1.0

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Statement of nature and key elements of landscape

Castlemaine's key elements are a collection of heritage buildings, dispersed across a varied terrain, abutting significant trees. This combination provides a unique environment that forms part of the numerous visual corridors that dissect the township.

2.0

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Landscape character objective to be achieved

- To provide for the protection of existing vegetation and land forms in areas which are visually or environmentally sensitive or which are considered by the responsible authority to possess natural features which have a high degree of landscape character and importance.
- To require that new buildings be located so as to avoid the necessity for major alterations of the topography of the immediate surrounding lands, and to avoid significant intrusion into the established landscape.
- To ensure that all existing trees and natural features which are within the area are conserved within the limits of practicality and are not willingly damaged, destroyed or removed.
- To require that new buildings and their associated works, gardens landscaped areas to be designated and thereafter maintained in such a manner as to harmonise with the visual character of their surroundings.
- To ensure that all natural watercourses within the area are conserved and enhanced, preventing water pollution and regulating development that may increase surface water run off or concentration of surface water run off leading to erosion.
- To ensure that existing wildlife habitats within the policy area are preserved and maintained.

3.0

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Permit requirement

A permit is not required for:

- routine maintenance works on land managed by Department of Natural Resources and Environment.
- the removal of any dead, diseased or dangerous tree or branches, provided that it has been assessed and approved by an officer of the responsible authority for freehold land and the Department of Natural Resources and Environment for public land.
- the destruction or removal of plants for fire fighting purposes when authorised by an officer of the Country Fire Authority in accordance with the provisions of the Country Fire Authority Act 1958, during the course of fighting a fire.
- the proper pruning of any tree for the purpose of improving its health or appearance provided its normal growth habitat is retained.
- the pruning or clipping of any trees cultivated as a hedge.

4.0 Decision guidelines

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

- the primary purpose for which the land is zoned
- the orderly and proper planning of the relevant zone
- the preservation of the amenity of the neighbourhood and the need to prevent unnecessary intrusive development from occurring in visually exposed areas or on prominent hilltops.
- where land is not provided with reticulated sewerage services the means of treatment and disposal of all sewerage, sullage and other perishable wastes.
- the preservation of the natural environment and the prevention of erosion
- the necessity or otherwise of retaining a buffer strip of vegetation in the vicinity of water courses roads and property boundaries or in visually prominent areas of the site.
- any consent granted may include conditions requiring replanting, sowing down or other treatment of any area to be cleared, including fencing, protection and management of remnant vegetation and exclusion of stock and domestic animals.