

19/01/2006
VC37

SCHEDULE THREE TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO3.

TOORONGO VALLEY

1.0

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Statement of nature and key elements of landscape

The continuous strip of riparian forest and wet sclerophyll forest in the Toorong Valley retains a high level of naturalness and includes scenic fern gullies.

2.0

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Landscape character objective to be achieved

To maintain and enhance the natural beauty and amenity of land in the Toorong Valley.

To provide for Rural Living and Low Density Residential and recreational development in such a way as to ensure that is not detrimental to the natural beauty and amenity of the area.

To prevent developments likely to be harmful to or incompatible with the natural beauty and amenity of the area.

3.0

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Permit requirement

A permit is required to construct a building or to construct or carry out works:

- If sited on a slope of greater than 20%.
- If sited less than 100 metres from the Toorong River or a Reserved Forest boundary.
- If sited less than 50 metres from a road alignment, 30 metres from any other watercourse or stream reserve boundary or 5 metres from any other lot boundary.
- A permit is required to remove, destroy or lop any native vegetation (whether dead or alive).
- An application 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, the responsible authority must consider:

- The likely impact of the proposed development on the fauna, flora and stream ecology of the area.
- The natural beauty of the area.
- The likely impact of the proposed use, or development on existing utility and community services.
- The need to prevent or reduce erosion.
- The value of the natural vegetation in terms of its physical condition, rarity and variety.
- The value of the natural vegetation as a refuge or habitat for wildlife and the likely effect of the works on the wildlife of the area.
- The potential effect of the works on the soil.
- The future development of the land and whether planting, replanting or other treatment should be undertaken on any part of the land.