

**22.16**  
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VC37

## **STEEP LAND**

This policies applies to all land having a slope greater than 20%.

### **Policy Basis**

Large areas of the Shire's rural land is on steep and often cleared land. Much of this land is unsuitable for further development or should only be developed in accordance with strict conditions in relation to the site and characteristics end environmental conditions.

### **Objectives**

- To ensure that development on land with greater than 20% slope takes into account environmental constraints such as erosion and fire hazards.
- That appropriate landscaping of sites and the design of buildings be undertaken to ensure that landscape values, natural features and important vistas are not interrupted or degraded.

### **Policy**

It is policy that:

- The design and location of buildings and works does not prejudice the objectives of this policy.
- The need for earthworks is minimised, and any necessary earth works are undertaken in accordance with advice from the Department Natural Resources & Environment.
- Removal of natural vegetation is minimised.
- The location and design of access roads or drives cause minimum visual impact and are generally in accordance with advice from the Department Natural Resources & Environment.
- Appropriate works, landscaping and tree planting is undertaken to limit the erosion of steep land.