

19/01/2006  
VC37

## **SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

### **MT ROUSE**

#### **1.0**

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#### **Statement of nature and key elements of landscape**

The Mt Rouse area has high environmental and landscape values which warrant protection.

#### **2.0**

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#### **Landscape character objective to be achieved**

The objectives to be achieved include:

- To recognise and protect the significance of the environmental and landscape values of the Mount Rouse area;
- To minimise the intrusion of development upon the landscape of Mount Rouse;
- To protect natural resources including flora and fauna.

#### **3.0**

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#### **Permit requirement**

A permit is not required to construct the following buildings or to construct or carry out the following works:

##### **Agricultural Activities**

- To conduct agricultural activities including ploughing and fencing but not for the construction of a dam with a capacity of 3000 cubic metres or greater.
- To construct a building or construct or carry out works where such buildings or works are specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

##### **Floodplain Works**

- To construct or carry out floodplain management works by or on behalf of a floodplain management authority.

##### **Infrastructure**

- The layout of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

##### **Power Lines**

- To erect telephone or power lines provided they do not involve the construction of towers or poles.

##### **Small Buildings**

- To construct a building which is ancillary to a dwelling, has a floor area of less than 100 square metres and is not used for accommodation.
- To construct a building or extend an existing building where the total resultant floor area is less than 200 square metres.

A permit is not required to remove, destroy or lop vegetation, as follows:

##### **Gardens**

- In a domestic garden.

**Firewood**

- For use as firewood for heating or cooking purposes within the dwelling on the lot from which the wood was collected.

**Non-Native**

- For the removal, destruction or lopping of non-native vegetation.

**Other Requirements**

Buildings should be clad in non-reflective materials in muted shades of green, brown, or grey, unless there are other visual means of limiting the appearance of the buildings as considered appropriate by the responsible authority.

**4.0**

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**Decision guidelines**

Before deciding on an application the Responsible Authority should consider:

- The views of the Department of Natural Resources and Environment;
- The ability of the building to detract from the landscape values of the area;
- The size and bulk of the proposed building;
- The ability of existing vegetation to screen the proposed building from view;
- The desirability of planting indigenous vegetation to screen the proposed building, in addition to requiring the building to be clad in muted shades;
- The desirability of maintaining all existing vegetation.