SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO5

SCENIC VANTAGE POINTS

1.0 Statement of nature and key elements of landscape

Scenic vantage points have been identified as key landscape features. Development within these areas may substantially effect the perception of landscape quality unless it is carefully sited and designed.


2.0 Landscape character objective to be achieved

- To protect scenic vantage points from visual intrusion resulting from the inappropriate siting or design of buildings and works.
- To encourage the siting, design and landscaping of buildings and works which is responsive to the landscape value of scenic vantage points.

3.0 Permit requirement

A permit is required to remove, destroy or lop any native vegetation.

4.0 Decision guidelines

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

- The landscape character objectives of this schedule.
- The need for a landscape impact assessment report, prepared by a properly qualified person and to the satisfaction of the responsible authority.
- The protection and appropriate enhancement of the landscape, having regard to:
  - Protecting landscape areas and vantage points of high quality.
  - Maintaining visual sequences along access routes.
  - The conservation of significant areas of natural vegetation and significant stands of trees along scenic roads and on adjoining land.
  - The control of the density of buildings and subdivision in areas of scenic value.
- Whether the siting, height, scale, materials and form of proposed buildings and works, including infrastructure service lines, has been designed to have least visual effect on the landscape and scenic views.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual, natural and cultural heritage significance of the landscape.
- The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that would better meet landscape character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.
- The availability of reasonable alternative routes, alternative designs or alternative forms of installation for infrastructure service lines that would better meet landscape character objectives of this schedule.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines and the open landscape character of some areas.