

22/03/2012
C109

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1 .

BUSH GARDEN AND SEMI-BUSH RESIDENTIAL AREAS

1.0
11/01/2024
C247gben

Statement of nature and key elements of landscape

The vegetation of the City of Greater Bendigo has been extensively cleared due to European settlement, agricultural land uses and exploitation of forests during the gold-rush era. The remaining vegetation is significant for its diversity, environmental and scenic values, and in providing habitat areas, particularly the regrowth box-ironbark forests surrounding Bendigo and Heathcote. Extensive areas remain in public ownership, however, important tracts of forest are also in private ownership and subject to development pressures. Many of the residential areas within Greater Bendigo remain well vegetated and provide an attractive bushland setting, which contributes to the neighbourhood character of the area. It is therefore necessary to ensure that new residential development includes sufficient space around the dwelling to accommodate trees and understorey vegetation.

2.0
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Landscape character objectives to be achieved

To maintain and enhance Greater Bendigo's scenic and biodiversity landscape assets.

To provide for housing in a bush land setting with sensitive siting of buildings, access and earthworks which minimises impact to the natural environment and character of the area.

To limit the removal of native vegetation and encourage the planting of vegetation which is native to the Greater Bendigo area, particularly species which previously grew on the site.

To encourage maintenance and development of linkages through the protection of remnant native vegetation and by facilitating natural revegetation.

3.0
18/12/2020
C245gben

Permit requirement

A permit is not required to construct a building or carry out works provided all the following requirements are met:

- The total area of all buildings and hard surfaced and impervious areas (including driveways, tennis courts and swimming pools) at ground level is less than 40 per cent of the site; and
- The building or works are not under the canopy of a tree which is 5 metres or more in height.

A permit is required to:

- Construct a fence. This does not apply if the fence is of post and wire construction up to 1.5 metres in height.
- Remove, destroy or lop any native vegetation. This does not apply if the lopping of vegetation is undertaken to assist its regeneration.

4.0
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Application requirements

The following application requirements apply to an application for a permit to remove native vegetation under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which details, as relevant, the:
 - The total extent of native vegetation on the site and adjacent to the site, the extent of proposed clearing on the site, the location of any river, stream, watercourse, wetland or channel on the site, and if relevant the location of areas with a slope exceeding 25 per cent.
 - The purpose of the proposed clearing.

- Demonstration that the removal, destruction or lopping of remnant native vegetation has been minimised as far as is reasonable and practicable.
- Specific details of planned revegetation following disturbance, or revegetation of an alternate site, including proposed species and ground stabilisation.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings and structures have been screened to maintain the character of the area.
- Whether vegetation which contributes to the character and appearance of the area will be impacted.
- Whether efforts have been made to retain remnant vegetation and conserve flora and fauna habitats including habitat corridors and biolinks.
- Whether the native vegetation impacted is significant in terms of physical condition, rarity or variety.
- Whether alternative ways of carrying out development on the site have been considered to minimise removal, destruction or lopping of native vegetation.
- How the removal, destruction or lopping of native vegetation may impact on resident and migratory fauna, including the retention of trees (living and dead) with hollows for habitat value.
- Whether the development may detrimentally impact on soil, water, flora, fauna, air or ecosystems.
- Whether it is appropriate to include conditions requiring planting, replanting or other treatment of any part of the site.