



**POLICY No 8  
NATURAL AREAS AND  
SCENIC AMENITY**



## **DOUGLAS SHIRE COUNCIL PLANNING SCHEME POLICY NO 8**

### **Natural Areas and Scenic Amenity**

#### **Intent**

The intent of this Policy is to specify procedures and design requirements for developments which are located in highly sensitive environments with important conservation and scenic values. This Policy should be read in conjunction with the Planning Scheme, particularly the NASA Code and the particular Planning Area Code and Locality Code in which the proposed development is to be sited.

This NASA Policy incorporates the following:

- Minimum Design Requirements for Development and/or Reconfiguration; and
- Minimum Requirements for Revegetation of Degraded Environments;

#### **Objectives**

The objective of this Policy is:

- to ensure site analysis and management practices are undertaken to support development in environmentally sensitive areas and areas of high scenic amenity.

#### **Minimum Information and Design Requirements for Development**

Applicants should note that the boundary and extent of Remnant Vegetation and the boundary of any Watercourse on a development Site is to be ground-truthed by Council at no cost to the landowner to facilitate the lodgement and processing of a development application.

All proposed development is to be contained within a Designated Development Area (DDA). The accurate location of a DDA is to be determined on a site specific basis to identify:

- the boundary and extent of existing Remnant Vegetation and any other vegetation on the development Site; and
- the location of any Watercourse on the development Site.

Detailed Development Plans, contained development within a DDA, and Reports, prepared by a suitably qualified professional, are to be submitted for assessment at Development Application stage identifying, but not limited to, the following issues:



- the location, size, and species of existing vegetation, riparian corridors, habitat areas and coastal aquatic systems, both within and adjacent to the DDA;
- details of existing and proposed vegetation buffers to optimise the viability and habitat connectivity of significant areas of vegetation and/or coastal aquatic systems;
- details of vegetation to be retained and necessary protective measures to be taken before, during and after any siteworks or development;
- details of any vegetation proposed to be removed and its impact on the surrounding environment;
- the direct and cumulative effects of development on the natural values of the site and locality;
- details of the process of maintaining and improving the ecological values of the site and locality;
- details and configuration of DDA, containing buildings/structures, roads, driveways, infrastructure, fence lines, recreation facilities and their impact on the significant biodiversity and scenic values of the site and surrounds;
- details of proposed future operational management regimes and any protection of the environmental values, either through proposed public ownership or registered Covenants;
- details of avoidance of the fragmentation or alienation of areas of vegetation significance or aquatic systems;
- details of proposed revegetation of any degraded habitats, riparian corridors using endemic species;
- details of buffer or screen planting using endemic species to ensure development is screened from any public vantage point;
- details of the protection of coastal aquatic systems using environmental best practice engineering design, if necessary;
- details of the existing and proposed surface levels of the site and surrounding land;
- details of protective drainage and slope stabilisation measures;
- identified retention and incorporation of natural features into any development/reconfiguration design, with riparian corridors providing natural boundaries;
- details of the location of larger lots and low intensity development in relation to sensitive environments and the minimisation of impacts on riparian corridors, coastal aquatic systems or other vegetation/habitats of value;
- details of a visual assessment of viewsheds and the likely impact of the proposed development.

In addition, the NASA Code may also require compliance with Planning Scheme Policy No 10 – Reports and Information the Council May Request.

### **Revegetation of Degraded Environments**

Any revegetation within areas of Remnant Vegetation or adjacent to Watercourses should take into account the sensitive nature of the site and locality. The Plant Species Schedule in the Landscaping Planning Scheme Policy provides a list of endemic and native species suitable for use in various parts of the Shire. A Landscape Plan is required to be prepared by a suitably qualified professional for any



revegetation of degraded environments. In particular, the Landscape Plan should provide the following information:

- description of existing vegetation on site;
- details of existing native species on site, including name, number, size and location with reference to a Site Plan;
- details of any noxious weeds or unsuitable vegetation on the site and proposed methods of removal;
- details of landscaping/site works required to revegetate the site and improve the degraded environment;
- details of all new plants to be established on the site by name, numbers, size and location with reference to a Site Plan.

Any revegetation is required to be undertaken in accordance with:

- The Landscaping Code;
- The Landscaping Planning Scheme Policy; and
- The Plant Species Schedule.

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REVOKED/SUPERSEDED ....., .....