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C37

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

Lower Howqua River Area

1.0 Statement of nature and key elements of landscape

02/03/2006
C1(Part 1)

The Howqua River is a Heritage River under the Heritage Rivers Act 1994. This designation recognises its cultural and landscape importance and the need to guide development to retain the integrity of the area.

2.0 Landscape character objective to be achieved

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- Identify and protect the heritage and landscape values of the Howqua River and its environs
- Contain and appropriately site development within definite physical boundaries to reduce ribbon development along the Howqua River Road and protect views from roads and public viewpoints
- Maintain existing native vegetation along the Howqua River and within the environs of the river
- Avoid the visual impact of buildings and works on heritage and landscape values, including the use of setbacks from the Howqua River, prominent landscape and heritage areas, and adjoining and nearby private land
- Maintain the contrasts in land form and the use between the Howqua River and nearby public land

3.0 Permit requirement

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All proposed buildings mustbe of muted tones and constructed in non-reflective materials, to the satisfaction of the responsible authority.

No planning permit is required for:

- Any agricultural development or activity, including cultivation, dam and fencing.
- Sewerage, drainage, water and gas mains.
- Power lines of less than 220,000 volts.
- Low impact telecommunications infrastructure or facility.
- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Mansfield Shire Council for the purposes of any public or local government utility, service, facility, stream improvement or other works.
- The carrying out of any works required by or approved by the Department of Sustainability and Environment, Goulburn Murray Water, Goulburn Broken Catchment Management Authority or the responsible authority for conservation purposes, including prevention of soil erosion.
- Any alterations or additions to an existing dwelling or outbuilding, provided the proposed floor area is not greater than 50 percent of the existing floor area and there is no increase in building height.

- Any sign.
- A swimming pool associated with a dwelling.
- Extensions or alterations to existing caravans, annexes and on site cabins used in conjunction with an existing 'camping and caravan park'.
- Works associated with timber production.
- Removal, destruction or lopping of any dead or exotic vegetation.
- Removal of native vegetation if that vegetation is seedlings or regrowth less than 10 years old and if the land is being re-established or maintained for cultivation or pasture.
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Environment, Land, Water and Planning.

4.0 Application Requirements

02/03/2006
C1(Part 1)

The Responsible Authority may require applications to contain the following information:

- A plan identifying the existing and proposed buildings and points of vehicle access to the site. This plan must also indicate the size, bulk & colour of any proposed buildings.
- A landscape analysis including an examination of the appearance of proposed structures when viewed from roads and other public viewpoints.
- A landscaping plan including number, location and species of existing and proposed vegetation, within a 50 metre radius of the proposed building site.

5.0 Decision guidelines

02/03/2006
C1(Part 1)

In addition to the decision guidelines in Clause 42.03-3, before deciding on an application, the Responsible Authority must consider:

- The impact of the proposed buildings and works on the landscape including effect on landscape within and outside the land (due to siting, design, size, and colour and texture of external construction materials), flora and fauna, land form, heritage values, and views to the land from roads, other public viewpoints and private land.
- The impact of buildings and works on views to the land from any road, public viewpoints and private land.
- Effluent disposal systems and measures to improve water quality