

11/12/2008  
C39**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO1****LAKE MULWALA SURROUNDS****1.0**19/01/2006  
VC37**Statement of nature and key elements of landscape**

Lake Mulwala has special attributes to the local and regional community particularly in relation to the water and shoreline environs of Lake Mulwala as an area of significant landscape interest. The environs of Lake Mulwala are characterised by:

- The qualities of a shallow inland lake providing a diverse range of unique open vistas;
- A natural unspoilt character;
- Abundance of wildlife and water birds;
- A wetland character providing wildlife habitat; and
- Areas of natural beauty which form part of the visual landscape.

The Lake Mulwala foreshore area is an important recreation facility to the local and regional community. There is a need to preserve and enhance the sensitive inherent landscape qualities comprising the waters, shoreline environs and land bordering upon the land.

**2.0**19/01/2006  
VC37**Landscape character objective to be achieved**

- To recognise the special attributes to the local and regional community of the waters and shoreline environs of Lake Mulwala as an area of significant landscape, conservation and scientific interest;
- To recognise the importance of the Lake Mulwala foreshore area as a recreation facility;
- To preserve and enhance the sensitive inherent landscape qualities comprising the waters, shoreline environs and lands bordering upon the land;
- To protect the existing treed environment of the lake from despoliation and indiscriminate destruction;
- To protect the water quality of the lake;
- To prevent the drainage of wetland areas;
- To ensure that existing water flow patterns and water quality are not adversely affected by development;
- To protect the landscape qualities and scenic vantage points of Lake Mulwala and its foreshore from visual intrusion resulting from inappropriate siting and design;
- To ensure that the public has a suitable level of access to appropriate areas;
- To contain urban development to existing townships with definite visual boundaries;
- To reduce ribbon development along Lake Mulwala;
- To provide for a diverse range of passive and recreational opportunities along the lake and foreshore; and
- To encourage the development of tourist related activities complementary to the special characteristics of Lake Mulwala.

**3.0**11/12/2008  
C39**Permit requirement**

A permit is required to construct a building or construct or carry out works.

**Permit exemption:**

A permit is not required to construct a building or construct or carry out works for the purpose of a single dwelling on land included within the Silverwoods Yarrowonga development as depicted on Map 1 included in this schedule. The construction of a building, or construction or carrying out of works must be in accordance with the development shown on the endorsed master plan as well as any requirements stated in the associated approved documentation, namely;

- Silverwoods Yarrowonga Single Residential Lot Design Guidelines;
- Silverwoods Yarrowonga Landscape Management Plan;
- Silverwoods Yarrowonga Traffic Engineering Assessment;
- Silverwoods Yarrowonga Environmental Improvement Plan (EIP) incorporating;
  - Construction Management Plan (CMP);
  - Operational Environmental Management Plan (OEMP);
  - Water Management Strategy (WMS);

(as amended from time to time to the satisfaction of the responsible authority).

A permit is required to construct a building or construct or carry out works that is not consistent with the Silverwoods Yarrowonga endorsed master plan and the above associated approved documentation.

**4.0**19/01/2006  
VC37**Decision guidelines**

Before deciding on an application, the responsible authority should consider the landscape character objectives specified above.

Conditions may be placed upon any permit granted which are considered necessary to preserve the natural beauty interest and importance of the area including:

- Identification of a building envelope and acceptable area(s) for location of on-site septic tank or waste treatment;
- Exterior colours and finishes of all buildings to minimise any adverse visual impact on the environment of the overlay area;
- Outbuildings to harmonise in appearance and character with the main building to which they are appurtenant;
- Environmental and landscape performance requirements to reduce adverse environmental effects of the environment of the overlay area; and
- Public access and views to the lake and its frontages.

**5.0**19/01/2006  
VC37**Referral of applications**

An application for a permit must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause, unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and Goulburn Murray Water.

Map 1 Land included in Silverwoods Yarrowonga development

