

19/01/2006
VC37**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2

LAKE EILDON AND SURROUNDS**1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

Lake Eildon is a significant water storage that is located within the Lake Eildon National Park. The lake is surrounded by prominent vegetated hills and ranges that form part of the Central Highlands.

2.019/01/2006
VC37**Landscape character objective to be achieved**

- Protect the visual quality and significance of the prominent hills, slopes and extensive open landscapes in the Shire, including those classified by the National Trust
- Protect the nature of the rural areas surrounding Lake Eildon and its tributaries
- Protect the rural landscape from insensitivity designed development
- Maintain and protect the diversity of landscapes, native fauna, remnant vegetation and sites of historical, botanical and zoological significance
- Provide that the development of tourism oriented activities complementing the special nature of Lake Eildon
- Recognise and protect the landscape conservation and scientific importance of the Lake Eildon
- Protect the lake and the surrounding landscapes from visual intrusion and inappropriate development
- Maintain passive recreational development of the land for the enjoyment of all visitors.
- Encourage development that is consistent with sustainable rural land management

3.019/01/2006
VC37**Permit requirement****Requirements**

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

Exemptions

No planning permit is required for:

- Any alterations or additions to an existing dwelling, provided the proposed floor area is not greater than 50 percent of the existing floor area
- Any outbuilding or extension to an outbuilding associated with an existing dwelling on the land when the outbuilding does not exceed 100 square metres
- Works associated with timber production
- Any agricultural development or activity, including cultivation and fencing. This does not include the construction of any dam above 2 megalitres in area
- Any sign
- A swimming pool
- A low impact telecommunications facility
- Extensions or alterations to existing caravans, annexes and on site cabins used in conjunction with an existing 'camping and caravan park'

- Any dead vegetation, exotic vegetation or 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 buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Murrindindi Shire Council for the purposes of any public or local government utility, service, works or facility
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Sustainability and Environment

4.0

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Decision guidelines

- Assess the development of land surrounding the lake, taking into account:
 - Protection of the environment
 - Visual and aesthetic qualities
 - Long term development of the land for public purposes
- Before deciding on an application for subdivision, use, development of works the responsible authority must consider:
 - Any relevant adopted policy
 - The design, height, mass and scale of the proposed development and buildings
 - The location of all buildings and including the exterior colour/ finish of buildings
 - Effluent disposal systems and measures to improve water quality
- In considering any proposal, the responsible authority may consider the need for:
 - A site assessment plan that incorporates details of special landscape features or classified landscapes, contours, views within and outside of the site, vegetation, sites of value for flora and fauna, sites of geological significance and sites of archaeological or historical significance
 - The need to forward the application for comment to the National Trust of Australia (Victoria) when land is a classified National Trust Landscape and it is considered that the proposal may adversely affect this landscape