

11/07/2019
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SCHEDULE 1 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1**.

SALTWATER CREEK AREA, VENTNOR

1.0

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Requirement before a permit is granted

None specified.

2.0

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Permits not generally in accordance with incorporated plan

None specified.

3.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Any buildings erected must be sympathetic and in character with the locality.
- Trees and shrubs planted in the area must be in keeping with the character and environmental constraints of the area.
- All buildings must be clad in materials that are non-reflective and consistent with the aesthetic values of the area.
- The visual corridor along Saltwater Creek must be retained.

For land zoned Farming, the following conditions or requirements must also be included on any permit:

- No buildings will be permitted outside the permissible building envelopes indicated on the Incorporated Plan “Saltwater Creek Area, Ventnor”.
- Houses or other buildings and associated garages, sheds and outbuildings must be grouped together, rather than spread across the building envelopes.
- A height limit of 6 metres to eaves level will apply for all buildings.
- Beyond an area of 20 metres from the principal building on the site, only plant species native to the area may be planted in accordance with the principles of a landscape plan.
- No solid fences will be erected beyond 20 metres from the principal building on the site.

4.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The desire to retain a visual separation between the townships of Cowes and Ventnor.
- The impact of the proposal on the protection of flora and fauna in and around Saltwater Creek.

5.0

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Preparation of the incorporated plan

None specified.