

18/02/2010
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SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

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

SALTWATER CREEK AREA, VENTNOR

1.0

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Conditions and requirements for permits

A permit must include the following conditions or requirements:

- 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.

2.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider:

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