

07/01/2010
C108**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2

CAMPASPE RIVER VALLEY ENVIRONS**1.0**07/01/2010
C108**Statement of nature and key elements of landscape**

The Campaspe River Valley and its environs has significant landscape, social and cultural value for the Township of Axedale. The river originates in the forested country between Daylesford and Woodend and flows for 170 kilometres to join the Murray River at Echuca. The river at Axedale consists of volcanic country and, although it has generally good stream-bed structure with rock substrates, it is in moderate to poor condition overall because of extensive clearing of native streamside vegetation and infestation by introduced weeds, in particular willows. Most of the small tributaries that join the Campaspe River in this section are also in poor condition and suffer from degraded vegetation, bank erosion and high sediment levels. The Axedale community recognises the significance of the river valley and its environs and have indicated a willingness to accept stewardship for maintenance and development of public lands and protection of the river environs.

2.007/01/2010
C108**Landscape character objective to be achieved**

- To recognise the catchment-wide significance of the Campaspe River Valley and the need to restore its health.
- To promote the conservation and enhancement of the environmental values of the Campaspe River environs.
- To protect riparian, native vegetation by avoiding and minimising its removal and identifying appropriate offset actions.
- To acknowledge and enhance the natural landscape assets of the Campaspe River Valley.
- To provide for the sensitive siting of new buildings and works.
- To limit the density of development.

3.007/01/2010
C108**Permit requirement**

A permit is required to remove, destroy or lop native vegetation.

4.007/01/2010
C108**Notice of application**

Before deciding on an application, notice must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

5.007/01/2010
C108**Decision guidelines**

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

- The impact of the proposed buildings and works upon the surrounding catchment and the health of its waterways.
- Whether the buildings and works are consistent with the conservation and enhancement of the environmental values of the Campaspe River valley.
- The need to protect remnant native vegetation, conserve the riparian environment and require appropriate offset actions.
- The impact of proposed buildings and works on soil and water quality.
- Whether the buildings and works are sensitively located and cause minimal disruption to external river views and the landscape values of the Campaspe River Valley.

GREATER BENDIGO PLANNING SCHEME

- The impact of the density of development upon the environmental and landscape values of the Campaspe River Valley.
- The importance of the Campaspe River Valley to the landscape, social and cultural values of the Township of Axedale.
- Whether development is served with sealed roads or an alternative all weather treatment.
- Whether development has been serviced with reticulated water and sewerage and underground reticulated electricity where available.
- In the event that reticulated sewerage infrastructure cannot be provided, whether soil and water reports demonstrate:
 - Compliance with State and Local polices on effluent and stormwater disposal.
 - That soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.

Reference Documents

Axedale and District +25 Community Plan, 2007.

Axedale Township Structure Plan, March 2009.