

03/02/2011
C20**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO1****LAKE HUME AND ENVIRONS****1.0**03/02/2011
C20**Statement of nature and key elements of landscape and environment**

Lake Hume is an important environmental and recreational resource that provides considerable economic, social and cultural benefits to both local and downstream communities. Lake Hume and its tributaries contain many important landscape features. There are several landscapes within the environs of Lake Hume that are classified by the National Trust. These include:

- Bethanga lookout.
- Wodonga-Cudgewa railway line.
- Mitta Mitta Valley.

The use and development of land around the Lake can have an impact on the way the area is perceived and enjoyed by the visitors who use the Lake and also by residents who seek out this environment for the lifestyle and amenity it provides. It is intended to protect the scenic and environmental values of the Lake Hume and its environs in order to preserve the values that attract people to live and recreate in this attractive part of the Shire.

2.003/02/2011
C20**Objectives**

- To ensure that development is sited and designed so as to minimise the visual impact from an aesthetic and landscape impact perspective.
- To protect the Lake and the surrounding landscapes from visual intrusion from obtrusive development that may spoil the landscape attributes.
- To maintain, protect and enhance the character and diversity of Lake Hume landscapes including sites of remnant vegetation and sites of environmental significance.
- To encourage land development that does not degrade environmental values.
- To prevent land use and development from degrading water quality and polluting Lake Hume.

3.003/02/2011
C20**Permit requirement**

In addition to the building and works requirements of Clause 42.03-2 a permit is required to undertake buildings and works on slopes greater than 20%.

4.003/02/2011
C20**Decision guidelines**

Except with the consent of the Responsible Authority new buildings and works shall be setback 200m from the full supply level of the Lake. Applications to reduce this setback will only be considered where they satisfy the Decision Guidelines and Application Requirements.

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

- The impact of the proposed buildings and works on the landscape due to siting.
- The impact of the proposed design on the landscape including height, mass, scale and exterior colour/finish of the proposed development.
- Visual impact of the proposal from the public realm.
- The extent to which the site of the buildings and works can be landscaped to mitigate visual impacts.
- Whether the proposal is consistent with the objectives of the Lake Hume Land and On-Water Management Plan, 2009.

- Protection of water quality and compliance with the Environment Protection Authority's Code of Practice for On-Site Waste Water Management.
- Protection of the environment, including measures taken to minimise earthworks (including driveways) and avoid:
 - Vegetation removal;
 - Building and works on steep slopes; and
 - Soil erosion.
- Before deciding upon any application, the responsible authority must consider the views of National Trust (Victoria) where land is a classified National Trust Landscape.

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Application Requirements

Applications for use and development within 200 metres of the full supply level of Lake Hume will be required to prepare an Environmental Management Plan that contains details of land management principles and actions relevant to the site and water quality of Lake Hume. The plan will contain:

- Details about stormwater management including the collection, treatment and run-off of stormwater from roads, hard standing areas and worksites.
- Soil erosion and sediment control measures.
- Vegetation and habitat protection measures.
- Future improvements including additional revegetation, stock management and habitat improvements.
- Staging of works.

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Referral Provisions

The statewide referral provisions in Clause 66.02-6 (Special Water Supply Catchment) apply and all applications must be referred to Goulburn-Murray Water and/or North east Water in accordance with Section 55 of the Act.

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Reference Documents

Planning Permit Applications in Open, Potable Water Supply Catchment Areas. Department of Planning and Community Development. February 2009

Lake Hume Land and On-water Management Plan. Murray Darling Basin Commission 2008.

Guidelines for Environmental Management EPA Code of Practice – On-site Wastewater Management Publication 891.2 December 2008.

Guidelines for Protection of Water Quality. 2001

North East Regional Catchment Strategy, 2004.

State Environment Protection Policy (Waters of Victoria)

Upper North East Water Quality Strategy, 2001