

19/01/2006  
VC37

## SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

### LANDSCAPE PROTECTION OVERLAY

#### 1.0

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#### Statement of nature and key elements of landscape

The hillsides and ranges are the dominant environmental and landscape element in the Wodonga area. The Landscape Protection Overlay identifies areas that are sensitive due to their physical characteristics, visual prominence or contribution to the scenic quality of the area.

The hills surrounding Wodonga and Baranduda contribute significantly to the character and identity of the area. They provide opportunities for a diverse range of passive and active recreational pursuits.

The preservation and management of these hills is critical to maintaining landscape values that characterise the rural setting of the City of Wodonga.

#### 2.0

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#### Landscape character objective to be achieved

- Protect the hills surrounding Wodonga and Baranduda from visual intrusion caused by inappropriate siting and/or design of buildings and works.
- Maintain and enhance the character and visual significance of important vistas and panoramas within the municipality.
- Ensure that development is carried out in a way that is sensitive to the environment minimising any visual impact on the landscape.
- To maintain and protect the diversity of landscapes, native fauna, remnant vegetation and sites of historical, botanical and zoological significance.
- To maintain passive recreational use of the land for the enjoyment of all visitors.
- To encourage land use consistent with sustainable rural land management.
- To recognise and protect the landscape conservation and scientific importance of the Lake Hume.
- To protect the Lake and the surrounding landscapes from visual intrusion and inappropriate development.
- To provide for the development of tourism oriented activities complementing the special nature of Lake Hume.

#### 3.0

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#### Permit requirement

A permit is not required:

- To construct a minor utility installation.
- For the construction of stockyards, tankstands, windmills, fences, gates, cultivation and works associated with the agricultural production of the land (excluding sheds or stables).
- Buildings or works constructed or carried out by a public authority or municipality for passive recreation purposes.
- Works on local and main roads that are in accordance with an agreed Roadside Management Plan.

#### 4.0

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#### Decision guidelines

Before deciding on an application for subdivision, development or works, the responsible authority should consider:

## WODONGA PLANNING SCHEME

- Any relevant adopted policy.
- The availability of an adequate reticulated water supply and where such a supply is unavailable, the source and capacity of any alternate water supply intended to service the needs of the development.
- The impact of any proposed land clearing or surface modification on the physical and visual environment and any measures proposed for environmental protection, site rehabilitation or reforestation.
- The risk from bushfire or other natural hazard and the adequacy of any measures designed to reduce such risk.
- The land capability and/or physical characteristics of the land, including slope, aspect, soil type and vegetation cover.
- The need for retention or reinstatement of vegetation to protect and enhance the natural environment and landscape character of the area.
- The need for careful siting and design of buildings or works so as to not affect any ridgeline or detract from the visual amenity of the area.
- 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 and the use of non reflective materials which complement the surrounding landscape; and
- Proposed effluent disposal systems and measures to improve water quality.
- Forwarding applications for comment

Before deciding any application, the responsible authority may forward an application and any site capability report for comment to the Department of Natural Resources and Environment, if the proposal may not satisfy requirements or conditions previously agreed in writing between the responsible authority and the Department of Natural Resources and Environment.