

08/07/2021
C43mans

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

ALPINE APPROACH SIGNIFICANT LANDSCAPE AREA

1.0

02/03/2006
C1(Part 1)

Statement of nature and key elements of landscape

The alpine approach is characterised by a strong valley bordered by the alpine areas to the north, south and east. The views from the Mansfield - Mt Buller Road to surrounding mountains and ranges are impressive especially in the winter when there is spectacular snowy backdrop. The valley has a relatively flat floor with undulating pasture, ribbons of vegetation along roads, fences, the upper Delatite River (a Proclaimed Water Supply Catchment Area), creek lines and in scattered patches. The Crown Land boundary is an abrupt interface with the dense woodland, which visually helps define the unit. All these elements create an area that is a major asset for the Shire.

2.0

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Landscape character objectives to be achieved

Identify and protect the visual values of the landscape of state significance on the approaches to mountains and ranges, including Mount Buller, Mount Stirling, Mount Timbertop and other significant mountains.

Protect short and long distance views of Mount Buller from the Mt Buller Road, other approach roads and public viewpoints.

Avoid the visual impact of buildings and works in the landscape.

Minimise the visual impact of buildings and works by requiring setbacks from prominent visual areas, ridgelines and adjoining and nearby private land.

3.0

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Permit requirement

All proposed buildings must be of muted tones and constructed in non-reflective materials, to the satisfaction of the responsible authority.

A permit is not required for:

- Any agricultural development or activity, including cultivation, dam and fencing.
- Sewerage, drainage, water and gas mains.
- Power lines of less than 220,000 volts.
- Low impact telecommunications infrastructure or facility.
- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Mansfield Shire Council for the purposes of any public or local government utility, service, facility, stream improvement or other works.
- The carrying out of any works required by or approved by the Department of Environment, Land, Water and Planning, Goulburn Murray Water, Goulburn Broken Catchment Management Authority or the responsible authority for conservation purposes, including prevention of soil erosion.
- Any alterations or additions to an existing dwelling or outbuilding, provided the proposed floor area is not greater than 50 per cent of the existing floor area and there is no increase in building height.
- A swimming pool.
- Extensions or alterations to existing caravans, annexes and on site cabins used in conjunction with an existing 'camping and caravan park'.
- Works associated with timber production.

- Removal, destruction or lopping of any dead or exotic vegetation.
- Removal of native vegetation if that vegetation is seedlings or regrowth less than 10 years old and if the land is being re-established or maintained for cultivation or pasture.
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Environment, Land, Water and Planning.

4.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan identifying the existing and proposed buildings and points of vehicle access to the site. This plan must also indicate the size, bulk & colour of any proposed buildings.
- A landscape analysis including an examination of the appearance of proposed structures when viewed from roads and other public viewpoints.
- A landscaping plan including number, location and species of existing and proposed vegetation, within a 50 metre radius of the proposed building site.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the proposed buildings and works on the landscape including effect on landscape within and outside the land (due to siting, design, size, and colour and texture of external construction materials), flora and fauna, land form, heritage values, and views to the land from roads, other public viewpoints and private land.
- The impact of buildings and works on views to the land from any road, public viewpoints and private land.
- Effluent disposal systems and measures to improve water quality.