

19/01/2006
VC37

SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**.

SCENIC LANDSCAPE AREA (APPROACHED TO MALDON)

1.0

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Statement of nature and key elements of landscape

The key elements of the Maldon landscape are both natural and man made. They include Mount Tarrengower and its environs along with the significant gold mining landscapes that were created last century. These elements surround the township and produce a unique gold mining landscape that contributes towards the heritage significance of Maldon.

2.0

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Landscape character objective to be achieved

- To recognise, conserve and enhance the character of the approach roads to Maldon, their immediate environments and other prominent scenic areas.
- To preserve, maintain and enhance historic items which contribute to the heritage and character of Maldon.
- To restrict the impact that mining activities or tailings removal or treatment may have on these important approaches to Maldon, and other scenic areas.
- To ensure that any development, excavation or works associated with mining does not adversely affect the appearance and significance of the area.
- To encourage development which complements the density, scale and setback of existing development.
- To discourage development which is not in harmony with the existing character and appearance of the area.

3.0

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Permit requirement

A permit is not required for:

- works within an existing building which do not affect its structure or external appearance.
- routine maintenance works on land managed by Department of Natural Resources and Environment.

4.0

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Decision guidelines

Before deciding an application the responsible authority must consider:

- The comments of Council's Heritage Adviser.
- The purpose of the zone.
- The provisions of the incorporated Maldon Design Guidelines, Mount Alexander Shire, 1999.
- The design, size, siting, colour and typeface of any advertising sign.