

18/12/2020
C245gben**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO2**.

CAMPASPE RIVER VALLEY ENVIRONS2.0
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.

2.0
11/01/2024
C247gben**Landscape character objectives to be achieved**

To promote the catchment-wide significance of the Campaspe River Valley and the need to restore its health.

To conserve and enhance 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 enhance the natural landscape assets of the Campaspe River Valley.

To limit the density of development and provide for the sensitive siting of new buildings and works.

3.0
18/12/2020
C245gben**Permit requirement**

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

4.0
11/01/2024
C247gben**Application requirements**

None specified.

5.0
11/01/2024
C247gben**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:

- Whether the proposed buildings and works will impact 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.
- Whether offset actions are required to protect remnant native vegetation and conserve the riparian environment.
- Whether proposed buildings and works will impact 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.
- Whether the density of development will impact upon the environmental and landscape values of the Campaspe River Valley.

GREATER BENDIGO PLANNING SCHEME

- Whether the development appropriately responds to 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 policies 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.