

19/01/2006  
VC37

## **SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**

### **UPPER KIEWA VALLEY SIGNIFICANT LANDSCAPE AREA**

#### **1.0**

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

The landscape of the Upper Kiewa Valley has a distinct character with significant contrasts between the cleared flat to undulating valley floor and the steep treed mountains. The valley narrows in the upper reaches and the contrast is emphasised. The visual boundaries are definite in this landscape not only between natural features but also the townships which are generally well contained with little urban sprawl. A key element of this landscape is the majestic views across the cleared valley floor to Mount Bogong.

#### **2.0**

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#### **Landscape character objective to be achieved**

- Contain urban development, specifically housing, to existing townships with definite visual boundaries.
- Encourage appropriately sited development to reduce ribbon development along the Kiewa Valley Highway.
- Encourage rural development of a “human “scale and form.
- Maintain existing vegetation on the steeper slopes of the valley to maintain its integrity.
- Maintain the contrasts in landform and land use between the valley floor and the steep vegetated valley walls.
- Maintain the existing rural landscape.

#### **3.0**

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#### **Permit requirement**

No permit is required for:

- Alterations or extensions to existing buildings, unless the total floor area including the existing building is more than 100 square metres.
- Construction of out-buildings and works associated with an existing dwelling.
- Construction of buildings associated with the rural use of the land, subject to
  - the land being located on the west side of the Kiewa Valley Highway;
  - the building being less than 100 square metres in area: and
  - the external walls and roof being colourbond.

#### **4.0**

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#### **Decision guidelines**

In addition to the decision guidelines in Clause 42.03-3, the responsible authority must consider:

- The impact of the proposed buildings and works on the landscape due to siting.
- The extent to which the site of the buildings and works will be landscaped and the type of vegetation used.
- The document Landscape Planning & Conservation in North-East Victoria, National trust of Australia (Victoria), 1977.