

19/01/2006
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SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

STRZELECKI RANGES

1.0

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Statement of nature and key elements of landscape

The north face of the Strzelecki Ranges presents a landscape of diversity where cleared land, remnant vegetation and timber plantations co-exist. No dominant built development exists and yet houses and narrow roads climb from the valley floor and foothills adjoining the Princes Highway between Yarragon and Trafalgar.

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Landscape character objective to be achieved

- To protect the natural beauty and landscape form of the Strzelecki Range.
- To protect the rural landscape from insensitively designed development.
- To maintain and protect the diversity of landscapes, native fauna, remnant vegetation and sites of historical, botanical and zoological significance.
- To provide for the development of tourism oriented activities which complement the landscape of the Strzelecki Ranges.
- To recognise and protect the landscape and conservation features of the Strzelecki Ranges.
- To protect the Ranges and the surrounding landscapes from visual intrusion and inappropriate development.

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Permit requirement

Buildings and works

A permit is not required for any of the following:

- Extensions or alterations to an existing dwelling or outbuilding, on the condition that the walls and roof of the building are either consistent in external appearance with the existing building which is being extended or altered, or clad in colours considered by the responsible authority to be in keeping with the rural character of the area.
- Construction of an outbuilding ancillary to a dwelling and up to 50 square metres in floor area or a dependent person's unit on the land, on the condition that the walls and roof of the building are clad in colours considered by the responsible authority to be in keeping with the rural character of the area.
- Earthworks ancillary to any of the above.

Removal of vegetation

A permit is required to remove, destroy or lop any native vegetation (whether dead or alive).

Referral of applications

An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

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VC37

Decision guidelines

Development of land

Before deciding on an application, the responsible authority must consider the protection of the environment, visual and aesthetic qualities, and the long-term use of the land.
