

19/01/2006  
VC37

## **SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO4**

### **BUCKLAND VALLEY SIGNIFICANT LANDSCAPE AREA**

#### **1.0**

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

The Buckland Valley is a pastoral valley, wide at its northern end, narrowing in its upper reaches. The key element of this landscape is the steep and rugged contrast of Mount Buffalo against the cleared valley floor.

#### **2.0**

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

- Maintain the contrasts in landform and land use between the valley floor and the imposing Mt. Buffalo.
- Maintain the existing pastoral landscape of the valley floor.
- Maintain the view of Mt. Buffalo from the valley.
- Encourage appropriately sited development to reduce ribbon development along the Buckland Valley Road and the impact on the views to Mt. Buffalo on the western side of the road.
- Encourage rural development of a “human “scale and form.
- Minimise vegetation clearance along the Buckland River, creeks and roadsides.

#### **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 eastern side of the Buckland Valley Road;
  - 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.