

19/01/2006
VC37

SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO5**

UPPER OVENS AND HARRIETVILLE VALLEY SIGNIFICANT LANDSCAPE AREA

1.0

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Statement of nature and key elements of landscape

The Upper Ovens/Harrietteville Valley is a narrow valley where the steep timbered ranges contrast greatly with the flat valley floor. The landscape includes significant native species as well as exotics, evidence of the past historical use of the valley for mining.

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 Happy Valley Road.
- Encourage rural development of a “human “scale and form.
- Maintain the contrasts in landform and land use between the valley floor and the steep vegetated valley walls.
- Maintain the existing pastoral landscape of the valley floor.
- Minimise vegetation clearance along the Ovens 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 western side of the Great Alpine 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.