

03/08/2006
C7**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

GRAMPIANS SURROUNDS AND BLACK RANGE**1.0**03/08/2006
C7**Statement of nature and key elements of landscape**

The Grampians are a mountainous landscape of national significance consisting of rugged landscape ridges and escarpments formed to a height of up to 1000 metres by uplift 400 million years ago and subsequent erosion. Significant peaks are visible throughout Western Victoria.

The Black Range is composed of granite bedrock that pre-dates the Grampians. It is now covered with granite sand which is quite distinct from the surrounding soil.

The Grampians and Black Range are of significant environmental, ecological, cultural, landscape and tourist interest and form an important backdrop to the western part of the municipality.

2.003/08/2006
C7**Landscape character objective to be achieved**

The objective to be achieved include:

- To recognise the significance of the environmental and landscape values of the Grampians National Park and the Black Range in the local context and as a major natural feature tourist attraction.
- To minimise the intrusion of development upon the landscape of the Grampians National Park and Black Range, whether the development detracts from the view towards the park, or views obtained from within the park.
- To minimise the intrusion of development upon access roads leading towards the Grampians National Park and Black Range

3.003/08/2006
C7**Permit requirement**

A permit is not required to construct the following buildings or to construct or carry out the following works:

AGRICULTURAL ACTIVITIES:

- To conduct agricultural activities including ploughing and fencing but not for the construction of a dam with a capacity of 3000 cubic metres or greater.
- To construct a building or construct or carry out works where such buildings or works are specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

FLOODPLAIN WORKS:

- To construct or carry out floodplain management works by or on behalf of a floodplain management authority.

INFRASTRUCTURE:

- The lay-out of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.

POWER LINES:

- To erect telephone or power lines provided they do not involve the construction of towers or poles.

SMALL BUILDINGS:

- To construct a building that is ancillary to a dwelling, has a floor area of less than 100 square metres and is not used for accommodation.
- To construct a building or extend an existing building where the total resultant floor area is less than 200 square metres.

A permit is not required to remove, destroy or lop vegetation, as follows:

GARDENS

- In a domestic garden.

FIREWOOD

- For use as firewood for heating or cooking purposes within the dwelling on the lot from which the wood was collected.

NON-NATIVE

- For the removal, destruction or lopping of non-native vegetation.

Other Requirements

Buildings are to be clad in non-reflective materials in muted shades of green, brown, or grey, unless there are other visual means of limiting the appearance of the buildings as considered appropriate by the responsible authority.

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Referral/notice of application

Council must seek the comments on any application in accordance with Section 52(1)(c) of the Act from the authority specified in Clause 66.06 or a schedule to that clause.

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Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- The views of the Department of Sustainability and Environment.
- The ability to view the proposed building from prominent locations within Grampians National Park and Black Range.
- The ability of the building to detract from views of the Grampians National Park and Black Range State Park.
- The ability of the building to detract from the landscape values from the entry roads to the Grampians National Park and Black Range State Park.

- The size and bulk of the proposed building.
- The ability of existing vegetation to screen the proposed building from view.
- The desirability of planting indigenous vegetation to screen the proposed building, in addition to requiring the building to be clad in muted shades.
- The desirability of maintaining existing vegetation.

References:

- The Grampians National Park Plan of Management, (Parks Victoria. March 2003)
- The Grampians Surround Strategy, September 1991 Department of Planning
- Black Range Information and Management Guide