

19/01/2006
VC37

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

GRAMPIANS ENVIRONS

1.0

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Statement of nature and key elements of landscape

The Grampians are a mountainous landscape of national significance consisting of rugged landscape ridges and escarpments. The surrounding farming country is attractive, containing mature river red gums and other native trees in paddocks and along roads and streams. The farmland is enhanced by the spectacular mountain backdrop. The land identified by this overlay has a National Trust of Australia (Victoria) Regional Classification.

2.0

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Landscape character objective to be achieved

To recognise the significance of the environmental and landscape values of the Grampians National Park in the local context and as a major natural feature tourist attraction

To maintain the quality of vistas towards and from Grampians National Park

To ensure development does not adversely impact upon the landscape qualities of the Grampians National Park and the surrounding rural areas

To consider farm buildings and associated structures as an integral element of the rural landscape

3.0

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Permit requirement

A permit is not required for buildings or works related to the use of the land for extensive animal husbandry and crop raising provided the buildings (including silos) are clad in non-reflective cladding in earthy tones.

A permit is required to remove destroy or lop all native vegetation.

A permit is not required for the layout 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.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider as appropriate:

- Whether the proposed building or works will be visible from prominent locations within Grampians National Park;
- Whether the building or works will detract from views of the Grampians National Park;
- The desirability of discouraging the location of buildings on ridge lines or other prominent locations;
- The size and bulk of the proposed building;
- The ability of existing vegetation to screen the proposed buildings and works;
- The desirability of planting indigenous vegetation to screen the proposed building;
- The desirability of requiring buildings to be clad in non-reflective materials of muted shades of green, brown or grey, if the building is found to impose on significant views towards or from the Grampians National Park;
- The desirability of allowing the construction of farm buildings associated with extensive animal husbandry or traditional crop raising without a requirement to clad the building in non-reflective materials or muted shades;
- The desirability of maintaining existing indigenous vegetation;

NORTHERN GRAMPIANS PLANNING SCHEME

- The value of the trees to be removed because of rarity, variety or physical condition;
- Any alternative means of locating buildings and works in order to conserve the trees;
- The likely stability of the soil after removal of the trees;
- The effect on fauna of the removal of the trees;
- The protection and enhancement of the landscape; and
- The desirability of requiring the replanting, sowing down or other treatment of any area to be cleared

References:

The Grampians National Park Plan of Management, October 1985

The Grampians Surround Strategy, September 1991