

01/03/2012  
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## **SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO3**.

### **MURGHEBOLUC LANDSCAPE**

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

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The Murghboluc area represents a significant landscape with notable topographic features including the Barwon River Valley, ridgelines and river plain.

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

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To recognise and protect the significant landscape values of the Murgheboluc settlement, Barwon River valley, ridgelines and river plain.

To protect the significant views into and out of the Murgheboluc landscape area.

To minimise the visual impacts of inappropriate development upon the significance of the landscape.

To encourage the siting, bulk, form, design and use of materials in buildings and works which respond to the landscape values of the area.

#### **3.0 Permit requirement**

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A planning permit is required to:

- Construct a building or construct or carry out works; and
- Remove, destroy or lop any native vegetation unless specified in the table of exemptions at Clause 42.03-3.

A planning permit is not required for works and maintenance of roads, railways and highways controlled by VicRoads or the Public Transport Corporation, where an agreed Vegetation Management Plan has been approved.

#### **4.0 Decision guidelines**

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Before deciding on an application the responsible authority must consider:

- The preservation of the landscape values of the Murgheboluc settlement, Barwon River valley, ridgelines and river plain;
- Whether the siting, bulk, form, design and use of materials of any proposed buildings or works will adversely impact the significance of the landscape values; and
- The need to protect the general environs of any natural vegetation or objects or features from development which would detract from their setting.

Figure 1: Murgheboluc Significant Landscape Overlay area

