

19/01/2006
VC37

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2

MT ARAPILES-TOOAN STATE PARK

1.0

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Statement of nature and key elements of landscape

Mt Arapiles rises abruptly 200 metres above the Wimmera Plains. Mt Arapiles and nearby Mitre Rock are distinctive landscape features visible across wide areas of the municipality. The natural features are formed by an outlier of sandstone surrounded by marine and terrestrial sediments over basement rocks of the Paleozoic era. The 'Mount' is a renowned rock-climbing venue and attracts more than 70,000 rock climbers each year.

2.0

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Landscape character objective to be achieved

To maintain the quality of vistas towards and from Mt Arapiles-Tooan State Park.

To maintain the visual qualities of land located between Mt Arapiles-Tooan State Park and Mitre Lake.

To consider farm buildings and associated structures as an integral element of the rural landscape surrounding Mt Arapiles-Tooan State Park.

3.0

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Permit requirement

No permit is required for the development a dwelling, or buildings and/or works related to the use of the land for extensive animal husbandry and crop raising, including silos, unless the applicable zone control or other clause of this planning scheme specifically requires the issue of such a permit.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority will consider:

- Whether the proposed building or work will be visible from prominent locations within Mt Arapiles-Tooan State Park;
- Whether the proposed building or work will detract from views towards Mt Arapiles gained from access roads leading to Mt Arapiles, including the Wimmera Highway, Centenary Park Road and Natimuk-Frances Road;
- The size and bulk of the proposed building or work ;
- Whether existing vegetation will screen the proposed building or work from view;
- 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, unless there are other visual means of limiting the appearance of the building from Mt Arapiles -Tooan State Park or from access roads to the park;
- The desirability of maintaining existing indigenous vegetation.

5.0

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Notification

Notice of all permit applications must be must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.