

19/01/2006  
VC37

## **SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO3

### **GRAMPIANS & BLACK RANGE 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 adjacent and lesser known Black Range also forms an important component of the landscape. 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 maintain the quality of vistas towards and from Grampians National Park and Black Range State Park.

To ensure development does not adversely impact upon the landscape qualities of the Grampians National Park, Black Range State 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**

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 works will be visible from prominent locations within Grampians National Park and Black Range State Park;
- Whether the building or works will detract from views of the Grampians National Park and Black Range State 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 and Black Range;
- The desirability of maintaining existing indigenous vegetation.