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SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO5**.

GRANITIC UPLANDS

1.0 Statement of nature and key elements of landscape

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The unique granitic uplands landscape is located in the north-west of the Shire and is regionally significant for its visual qualities. The area is renowned for scatterings of granitic boulders, which often comprise visually arresting sculptural formations, eroded by spherical weathering. Combined with the gnarly hills, wind-swept remnant vegetation and relative isolation, they give the landscape a surreal or unearthly character. The landscape forms part of the tribal lands of the Taungurung and Wurundjeri people who have a deep and continuing connection to the land.

The northern part of the granitic uplands comprises the distinctive metamorphic aureole of the McHarg Range and its rocky foreground setting of the 'Tooborac boulder fields'. Lancefield-Tooborac Road travels through this landscape and provides stunning outviews of the granite studded rolling hills and valleys. The southern part of the significant landscape includes the forested edges of the Cowbaw and Goldie Ranges, and the very northern foothills of the highly significant Wil-im-ee Moor-ring (Mount William). These topographical high points provide contrasting backdrops to long range views across the landscape from roads that travel throughout. A key viewing corridor in the south is High Camp Road, which winds through particularly dense clusters of granitic formations.

There are very few places where the sheer abundance of granite and the giant scale and sculptural formation of the rocks creates such dominant and visually compelling landscape as it does in the granitic uplands of the Mitchell Shire. Protecting the granitic formations from disturbance and discouraging visually impactful development on elevated hill faces and ridgelines are important measures in managing this distinctive and special area.

2.0 Landscape character objectives to be achieved

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To minimise the visual impact of development on the Granitic Uplands, including views of the ridges, peaks and granitic formations from key road corridors that traverse the landscape.

To ensure that elevated hill faces and ridgelines remain free from bulky development, so that views to elevated areas reveal the natural form of topography and vegetation against the sky and are not dominated by buildings.

To ensure that development demonstrates a high standard of design and responds to the identified character and significance of the surrounding landscape.

To ensure that significant granitic formations are not disturbed by buildings and works.

To avoid the removal of native vegetation where it has been preserved along ~~creeklines~~waterways, roadsides, among granitic formations and scattered throughout paddocks.

3.0 Permit requirement

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A permit is not required for the following buildings or works:

- A building used for agriculture or an alteration or extension to a building used for agriculture that is an open-sided rural structure and sited away from any significant granitic formations.
- A building used for agriculture or an alteration or extension to a building used for agriculture where all the following are met:

- The building is constructed using external materials and finishes that minimise its visibility in the landscape, such as natural timber, subdued colours, or galvanised iron;
 - the total floor area of the buildings is no more than ~~150~~200 square metres;
 - the building is single storey and no more than 5 metres in height above natural ground level;
 - the building is not sited on a ridgeline, or on the upper slopes of a hill face so that it protrudes above a ridgeline;
 - the building does not result in the disturbance of any significant granitic formations.
- A water tank.
 - ~~Construction of a farm access track, that does not change the topography of the land.~~
 - An alteration or extension to an existing dwelling up to 100 square metres in floor area, provided it does not increase the overall height of the building.

A permit is required to construct a fence, except for:

- ~~a~~A post and wire fence up to 1.8 metres in height.
- ~~Solid fencing below 1 metre in height.~~A fence below 1 metre in height.
- Livestock yard fencing.

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

A permit is not required for works or vegetation removal undertaken by a public authority relating to watercourse management; catchment management; environmental improvements; or emergency works, repairs, or maintenance.

4.0 Application requirements

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The following application requirements apply at the responsible authority's discretion to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis that demonstrates a thorough understanding of the existing landscape context, including topography, vegetation, and the location of any significant granitic formations, if relevant.
- A visual impact assessment of the proposal from adjacent road corridors, especially Lancefield-Tooborac Road, High Camp Road, West Road, and Lancefield-Pyalong Road, if relevant, with particular consideration of the impact of the proposal on outviews to the landscape.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The visual impact of the buildings or works on the landscape and cultural significance of the Granitic Uplands.
- Whether the buildings or works are sited:
 - Away from significant weathered granitic boulders and granitic rock scatterings, to maintain their visual prominence in the landscape.
 - To avoid visually prominent locations such as ridgelines and elevated hill faces.
 - To maximise clustering of new buildings with existing buildings where possible.
 - Among established vegetation or screened with landscaping of an appropriate native species, with consideration of bushfire risk.

- To follow the contours and natural form of the landscape and minimise cut and fill.
- A sufficient distance from roads to minimise their visual impact when viewed from the road corridor.
- An adequate distance from watercourses.
- Whether the buildings or works are designed:
 - Using simple, pared-back building forms and design detailing.
 - Utilising colours and finishes that best immerse the building within the landscape.
 - Utilising building finishes that reduce distant visibility, such as dark, muted tones and natural materials within the landscape, and lighter colours against the sky.
- The visible impact of the buildings or works from viewing locations within the landscape, particularly road corridors that travel through or adjacent to the area, including Lancefield-Tooborac Road, High Camp Road, West Road, and Lancefield-Pyalong Road.
- The effect of removing remnant vegetation on the landscape character and significance of the area, and any alternative means of locating buildings or works to conserve the trees.
- ~~▪ Whether farm access tracks or other access roads are located across the slope to minimise their visibility.~~
- *Mitchell Shire Landscape Assessment Study*, Claire Scott Planning, 2023