

31/05/2007
C3**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**.

VOLCANIC LANDSCAPE AREA**1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

The Shire contains some of the State's most significant volcanic landscapes and features. These areas provide visual interest with variation in topography and vegetation and are to be protected from inappropriate development.

One significant area includes Lake Gnotuk and Lake Bullen Merri and their surrounds. These lakes are both recognised for their scientific, environmental and landscape significance. They are considered to be a volcanic feature of international significance, both in terms of their geological form and as a scientific research site and the lakes and their surrounds form an outstanding and unique landscape that is attractive to both residents and visitors.

2.031/05/2007
C3**Landscape character objective to be achieved**

To protect and enhance the visual and environmental quality and character of volcanic features, including crater lakes and scoria cones and their environs.

To provide control over the visual impact of development on prominent volcanic features.

To recognise the landscape, geological, biological, historical and recreational significance of volcanic features, including crater lakes, scoria cones and their environs.

To promote the siting and design of buildings and works, including the choice of building materials that is responsive to the character of the volcanic landscape.

- To protect the Lake Gnotuk and Lake Bullen Merri crater slopes and crater rims from development which compromises the significance of these lakes including development that modifies the crater slopes and the geological integrity of this feature.
- To protect the Lake Gnotuk and Lake Bullen Merri crater slopes and crater rims from development, which introduces additional buildings into the lakes' volcanic landscape to further remove it from a natural state or that threatens water quality through effluent or sediment runoff.

3.019/01/2006
VC37**Permit requirement**

The permit requirements do not apply to:

- passive recreation;
- repairs and routine maintenance to existing building and works, or
- works in accordance with an approved cemetery management plan.

All new buildings and works should be designed and constructed to avoid contrasting shape, colour, size and mass. Buildings and works should be sited so that they become an integral part of the visual landscape rather than dominating it.

Buildings and works on ridgelines, the slopes of scoria cones and inside craters should be avoided. It must be demonstrated that there is no alternative suitable site and that the buildings and works are essential.

Building, road, parking and other types of construction are to be designed to minimise cut and fill.

Forms should be kept low and be designed to integrate with the surroundings rather than contrast with them.

Materials, textures and non-reflective colours that blend with the surroundings are preferred.

Comments on applications involving waste or effluent disposal, or soil disturbance within a crater rim area may be obtained from the Department of Sustainability and Environment and the Environment Protection Authority.

4.0

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Decision guidelines

In considering applications the responsible authority should consider, where appropriate:

- Whether the proposed siting will meet the landscape character objectives of this schedule.
- The impact on the visual and environmental quality of the volcanic features, including scoria cones, crater lakes and their environs.
- Whether appropriate siting, design and landscaping is proposed to avoid marked visual intrusion.
- Whether the proposal is consistent with maintaining the landscape, geological, biological, historical and recreational significance of the area.
- How buildings and works appear as a related group, rather than as individual units.
- The visual impact of infrastructure services developed in conjunction with the buildings and works they relate to.
- Whether screen planting is desirable. Screening should not be a means to allow poor siting and design.
- Effect on the profile of distinctive landforms and the viewed surfaces of elevated landforms.
- Rehabilitation of mineral, stone and soil extraction sites, including progressive restoration of topsoil, indigenous vegetation and the original shape of the land.
- The contents and recommendations of the following reports: Rosengren, N. (1994) *Eruption Points of the Newer Volcanics Province of Victoria - An Inventory and Evaluation of Scientific Significance*, National Trust of Australia (Victoria) and the Geological Society of Australia (Victorian Division); and Jeavons, M. (1990) *Shire of Heytesbury Landscape Assessment - A Report for the Shire of Heytesbury*, Shire of Heytesbury, and Holmgren, D. (1987) *Trees on the Treeless Plains - Revegetation Manual for the Volcanic Landscapes of Central Victoria*, Holmgren Design Services.
- Any comments forwarded by the Department of Sustainability and Environment, Department of Primary Industry, Environmental Protection Authority, Corangamite Catchment Management Authority and Council's Lakes Gnotuk and Bullen Merri Advisory Committee.
- Any landscape or management plan adopted by the responsible authority for the area.
- Any applicable heritage study or historical research for the area