

01/06/2017
C67 Part 1**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

DEVILS KITCHEN**1.0****Statement of nature and key elements of landscape**01/06/2017
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The Devils Kitchen is a landscape of regional significance containing a significant geological formation located in the Western Plains, south west of Ballarat.

The landscape comprises a deeply incised gorge that has been carved out of the rolling, open pastures by the passage of the Woody Yaloak River. The steep sides of the gorge are a highly distinctive formation of basalt rock that has geological significance and is scarce in the broader regional context. The columnar formation and stacked, box-like texture of the cliffs and rocks have a unique, sculptural quality. Scrubby vegetation clings to the edges and there is a strong contrast between the exposed rocky faces and the cleared, grassy plains above.

Views open suddenly as the gorge is descended. The viewing corridor of Linton-Piggoreet Road winds through the gorge and is framed by the steep exposed basal walls. At the base of the gorge, views are contained within the walls of the valley. As the gorge is ascended a foreground of rolling and partially vegetated grassland terminates at low rolling hills in the distance. Productive agriculture and sustainable land management practices are a key element of the landscape and contribute to the character of the Devils Kitchen.

The Devils Kitchen and Woody Yaloak River are the traditional country of the Wathaurung people to whom it holds social, cultural and spiritual significance. The waterbodies, distinctive natural features and places of ecological value within this area are likely to have high significance for Aboriginal people. The Devils Kitchen has tourism appeal, and is a known rock climbing destination.

2.0**Landscape character objective to be achieved**01/06/2017
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To conserve and enhance the significant Devils Kitchen landscape, which is characterised by its geological formation.

To ensure development is designed to minimise the visual impact on the landscape character of the area.

To maintain views to the Devil's Kitchen from viewing corridors, including the viewing corridor of Linton-Piggoreet Road.

To encourage the siting and design of buildings or works that respond to the landscape character of the site.

To conserve and enhance indigenous vegetation corridors in the Devils Kitchen landscape.

3.0**Permit requirement**01/06/2017
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A permit is not required to construct or carry out any of the following:

- An alteration or extension to an existing dwelling where the alteration or extension is less than 5 metres in height above natural ground level and less than 100 square meters in additional floor area.
- A building used for agriculture that is less than 5 metres in height above ground level and less than 200 square meters in floor area.

A permit is required to:

- Remove, deface or destroy rock formations or natural geological features.
- Construct a fence. This does not apply to a timber post and wire, timber post and railing, wire mesh ('ringlock'), chainmesh or similar open rural style fence less than 1.8 metres in height.
- Remove, destroy or lop native vegetation. This does not apply to:
 - The removal of vegetation that is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level; or
 - The minimum extent of vegetation necessary for the maintenance of existing fences, to a combined maximum width of clearing for either side of the fence of 4m.

4.0

Decision guidelines

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Before deciding on an application in addition to the decision guidelines in Clause 42.03-4, the responsible authority must consider:

- The visible impact of building or works from the Linton-Piggoreet Road viewing corridor.
- Whether the building or works are sited:
 - To maximise clustering of new buildings with existing buildings.
 - To avoid visually prominent locations such as ridgelines and prominent hill faces and landscape features.
 - Among established vegetation and/or screened with substantial landscaping of locally appropriate species.
 - To follow the natural form of the landscape.
 - To be set back sufficient distances from roads to minimise visual intrusion.
 - To be set back an adequate distance from watercourses.
- Where the siting of a building cannot be avoided on prominent hill faces and other steep locations, whether the building or works:
 - Is located in the lower one third of the visible slope.
 - Utilises existing or proposed new vegetation to screen it from view.
 - Is designed to follow the natural contour of the land or step down the slope to minimise earthworks.
 - Is articulated into separate building elements to avoid visually dominant elevations.
- Whether the building 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 and minimise contrast with the surrounds.
 - Utilising materials and finishes that reduce distant visibility.
- The scale of a building and its impact on its surroundings, including its relationship to the existing or future tree canopy height.
- Whether onsite revegetation will replace the loss of existing vegetation.

- Whether the vegetation is isolated or part of a grouping of vegetation.

Reference document

South West Victoria Landscape Assessment Study, Planisphere, June 2013.