

19/01/2006
VC37

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

DEVILS KITCHEN

1.0

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Statement of nature and key elements of landscape

The Devils Kitchen represents a significant geological formation located within the Western Plains

2.0

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Landscape character objective to be achieved

To protect the Devils Kitchen from inappropriate development.

To ensure development and subdivision is undertaken in accordance with the landscape character of the area.

3.0

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Permit requirement

In addition to the provisions of Clause 42.01-2 a permit is required to remove, deface or destroy rock formations or natural geological features.

The responsible authority may refer the application to the Department of Natural Resources and Environment for comment.

A permit is not required for:

- a sign;
- fence;
- road works;
- passive recreation; and
- repairs and routine maintenance to existing building and works.

Planning permits are not required for works and maintenance of roads, railways and highways controlled by Vicroads or the Public Transport Corporation, where an agreed Vegetation Management Plans has been approved.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- the preservation of the landscape values of the Devils Kitchen.
- the suitability of the proposed development in relation to the landscape values.
- the need to control the siting, shape and height of any buildings or works and the extent to which the materials, colours and external finishes of buildings conform in appearance and character with the character and appearance of the area.
- the need to protect the general environs of any natural vegetation or objects or features from development which would detract from their setting.