

19/01/2006
VC37

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

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CATHEDRAL RANGE

1.0

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Statement of nature and key elements of landscape

The Cathedral Range is a significant feature in the southeastern part of Murrindindi Shire. The area's landscape is classified by the National Trust of Victoria.

2.0

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Landscape character objective to be achieved

- Protect the nature of the Cathedral Range
- Protect the rural landscape from insensitivity designed development
- Maintain and protect the diversity of landscapes, native fauna, remnant vegetation and sites of historical, botanical and zoological significance
- Provide that the development of tourism oriented activities complements the special nature of the Cathedral Range
- Recognise and protect the landscape conservation and scientific importance of the Cathedral Range
- Protect the Cathedral Range and the surrounding landscapes from visual intrusion and inappropriate development
- Maintain passive recreational development of the land for the enjoyment of all visitors
- Encourage land development to be consistent with sustainable rural land management

3.0

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Permit requirement

Requirements

All proposed buildings must be of muted tones and constructed in non-reflective materials, to the satisfaction of the responsible authority.

Exemptions

No planning permit is required for:

- Any alterations or additions to an existing dwelling, provided the proposed floor area is not greater than 50 percent of the existing floor area
- Any outbuilding or extension to an outbuilding associated with an existing dwelling on the land when the outbuilding does not exceed 100 square metres
- Works associated with timber production
- Any agricultural development or activity, including cultivation and fencing. This does not include the construction of any dam above 2 megalitres in area.
- Any sign
- A swimming pool
- A low impact telecommunications facility
- Extensions or alterations to existing caravans, annexes and on site cabins used in conjunction with an existing 'camping and caravan park'
- Any dead vegetation, exotic vegetation or native vegetation if that vegetation is seedlings or regrowth less than 10 years old and if the land is being re-established or maintained for cultivation or pasture

- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Murrindindi Shire Council for the purposes of any public or local government utility, service, works or facility
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Sustainability and Environment

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Decision guidelines

- Assess the development of the Cathedral Ranges and surrounding land, taking into account:
 - The protection of the environment
 - Visual and aesthetic qualities
 - Long term use of the land for public purposes
- Before deciding on an application for subdivision, use, development of works the responsible authority must consider:
 - Any relevant adopted policy
 - The design, height, mass and scale of the proposed development and buildings
 - The location of all buildings and including the exterior colour/ finish of buildings
- In considering any proposal, the responsible authority may consider the need for:
 - A site assessment plan that incorporates details of special landscape features or classified landscapes, contours, views within and outside of the site, vegetation, sites of value for flora and fauna, sites of geological significance and sites of archaeological or historical significance
 - The need to forward the application for comment to the National Trust of Australia (Victoria) when land is a classified National Trust Landscape and it is considered that the proposal may adversely affect this landscape