04/06/2020
C173melt

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

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

VOLCANIC HILLS AND CONES

1.0 Statement of nature and key elements of landscape

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The City of Melton's volcanic plain is punctuated by dormant volcanic cones which rise up from the surrounding landscape. Of these, Mt Kororoit, Mt Cottrell and Mt Atkinson are the most prominent and form part of the Western Volcanic Plain. Despite their relatively low elevation, they are visible from long distances and provide points of interest within the open plains.

Mt Kororoit (237 metres AHD) is a low asymmetric conical hill with a flattened summit. Formed by a cenozoic volcanic deposit, this cone slopes steeply to the south and the west with a long, gentle slope of eroded lava to the north. This flow terminates at a broad, swampy depression to the north of Holden Road. It is located within a rural context and is surrounded by land used predominantly for agricultural purposes. Mt Kororoit Road provides the closest access to this cone, which is located on private land. The cone can also be viewed on approach to Leakes Road which passes over part of the feature. Due to the extent of this topographic feature and its long reaching and gentle rise, it is also visible from afar when travelling through the Western Volcanic Plains character area.

Mt Cottrell (205 metres AHD) is one of the best examples of a lava shield volcano in Victoria and one of the most striking volcanos close to Melbourne. The dormant volcano has a classic profile formed by lava erupting in a radial fashion. The lava flows on its western side are most discernable. Its summit provides panoramic views in all directions, including views to the You Yangs, Mount Macedon and Melbourne's CBD. This cone is located within a rural setting.

Mt Atkinson (140 metres AHD) is also a low volcanic cone. It provided extended flows of lava with a spur forming a low ridge just south of Greigs Road and another to the cone's south, forming an ill defined low north south ridge. This dormant volcano is less obvious in the landscape than Mt Kororoit and Mt Cottrell. Mt Atkinson is currently undeveloped open paddocks located in the Rural Conservation Zone (RCZ) which is surrounded by the Urban Growth Zone (UGZ). Land surrounding the cone is located within a precinct structure plan area and is designated for future residential development.

2.0 Landscape character objectives to be achieved

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- To protect and conserve volcanic hills and cones from inappropriate development and to help to conserve the existing visual amenity and rural landscapes.
- To keep the core volcanic cones free from development where possible, by discouraging buildings and works at:
- Mt Kororoit above the 180 metre AHD contour line.
- Mt Cottrell above the 160 metre AHD contour line.
- Mt Atkinson above the 120 metre AHD contour line.
- To minimise impacts on their landscape values through the sensitive design of buildings and structures located within the foreground setting of the volcanic cones.
- To conserve and enhance the volcanic cones and rocky outcrops as important geological features of the landscape.
- To carefully manage the interface between urban and rural areas.
- To protect and respect the cultural heritage values of Melton's rural landscape.
- To ensure that buildings and structures demonstrate a high standard of design and respond to the character and significance of the surrounding landscape.

3.0 Permit requirement

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A permit is required to construct a fence. This does not apply if the fence is:

- Timber post and wire, timber post and railing, wire mesh (ringlock), chainmesh or similar open style fence up to 1.8 metres in height.

4.0 Application requirements

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None specified.

5.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider as appropriate:

- The scale and siting of proposed buildings and structures.
- The impact of the development on significant landscapes when viewed from major viewing corridors including Beattys Road, Blackhill Road, Calder Freeway, Diggers Rest-Coimadai Road, Eynesbury Road, Faulkners Road, Gisborne-Melton Road, Greigs Road, Holden Road, Hopkins Road, Leakes Road, Mt Cottrell Road, Murphys Road, Plumpton Road, Troups Road South and the Western Freeway.
- The extent to which landscaping softens or screens the development.
- The effect of the proposed removal of vegetation on the area's landscape values including grasslands.
- The extent to which clustering of new buildings with existing buildings is achieved.
- The use of finishes and colours that complement those found naturally in the landscape, with consideration as to how the materials will weather over time.
- Whether the proposal uses permeable surfacing for all areas to minimise surface run off.
- Whether the proposal contributes to the creation of a definite visual edge for townships, delineating the boundary between urban development and the natural landscape beyond.
- Whether advertising signs are sited and designed to integrate with the design of buildings on the site.
- Whether the proposal minimises the visual impact of extraction sites through the use of adequate set backs and screening.