

18/06/2009
C55**SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO5****APOLLO BAY LANDSCAPE PRECINCT****1.0**18/06/2009
C55**Statement of nature and key elements of landscape**

A characteristic shared by many settlements along the coast of Victoria is their separation from other settlements by the natural landscape. Skenes Creek is separated from Apollo Bay by the Otway foothills and Apollo Bay is separated from Marengo by flat, cleared land in the Barham River floodplain. The separation of urban areas also adds to the perception that the towns are contained within the landscape, which is an important component of each settlement's identity.

The 'preferred character' of this precinct is that it continues to be characterised by a backdrop of tall, steep rugged hills, at the foot of which is gently rolling land, sloping down to the coast. The wide sandy beach at Apollo Bay curves around to Wild Dog Creek, with grassy dunes and low bluffs behind. The hills that encase the precinct are predominantly cleared with some remnant shrubby foothill and riparian forest vegetation. Numerous rivers and creeks incise the hills and run to the bay, which is vegetated with remnant coastal heathland scrub. This largely open, cleared precinct is surrounded by dense, wet eucalypt forest, providing a stark character contrast.

2.018/06/2009
C55**Landscape character objectives to be achieved**

- To achieve the "Preferred Character" as specified above.
- To minimise the visual impact of new development between Apollo Bay and Skenes Creek particularly when viewed from the Great Ocean Road.
- To strengthen the landscape qualities of the Barham River valley through planting of appropriate vegetation and minimising changes to landform.

3.018/06/2009
C55**Permit requirement**

A permit is required to remove, destroy or lop any native vegetation.

A permit is not required for the following:

- to remove, destroy or lop any dead vegetation; or
- to prune any native vegetation provided it does not exceed 20% of the bio-mass of the vegetation; or
- buildings and works associated with informal outdoor recreation; or
- a post and wire fence less than 1.8m; or
- works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

4.018/06/2009
C55**Referral/notice of applications**

Council may seek the comments on any application in accordance with Section 52(1)(c) of the Act from the authority specified in Clause 66.06 or a schedule to that clause.

5.018/06/2009
C55**Application Requirements**

All permit applications for buildings and works must be accompanied by a Site Description and Design Response which must address the 'preferred character' and landscape objectives specified above.

A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation, utilising appropriate species and demonstrating how the affected area will be remediated after development.

Applicants are required to provide a realistic visual impact illustration of the view of the development from key viewpoints along the Great Ocean Road.

6.018/06/2009
C55**Decision guidelines**

Before deciding on an application the responsible authority must consider whether the proposal:

- Minimises the visual impact of new development between Apollo Bay and Skenes Creek particularly when viewed from the Great Ocean Road, by ensuring that any new development:
 - Is set back substantially from the property frontage (approximately mid way between the frontage and the 'break of slope' between the 40-50 metre contour line, as defined on the Landscape and Environment Map contained within the Apollo Bay Structure Plan, 2007) and from side property boundaries.
 - Is sited within the landform and reflects the slope of the site, to ensure the built form is recessive in the landscape context.
 - Sites buildings with existing vegetation and utilises informal new landscaping to screen the development from views from the Great Ocean Road and other public view points, while highlighting the topographic features of the site.
 - Clusters buildings together, avoids single monolithic buildings, and uses modest, low profile building forms.
 - Sites development away from ridgelines and protects the creek valleys from development, and avoids building on ridges, local hilltops or prominent hill faces.
 - Minimises the impacts of features such as fences, property boundaries and driveways, and avoid highlighting these features through the use of formal landscaping or rows of trees (in particular conifer shelter belts) along their alignment.
 - Uses muted, coastal recessive tones and colours and non reflective materials to assist in blending the development into the landscape context.
 - Provides minimal, low impact signage.
 - Utilises low impact lighting, such as sensor lights/down lights, to minimise light spillage and visibility.
 - Avoids solid gateways along the Great Ocean Road and the use of solid fencing, particularly for property boundaries.
 - Avoids heavily manicured landscaped gardens close to the Great Ocean Road.
 - Uses indigenous vegetation in naturalistic planting patterns, in the revegetation of stream lines, swales and higher land.