

30/05/2013
C29**SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO5.

MOONLIGHT HEAD COASTAL LANDSCAPE**1.0**30/05/2013
C29**Statement of nature and key elements of landscape**

The Moonlight Head coastal landscape is a hilly, forested part of the coastline bordered by the Great Ocean Road to the north and steep sea cliffs to the south. The area forms part of a larger landscape area that extends into the Otway National Park to the west.

The Great Ocean Road follows the top of a prominent ridgeline that provides a natural backdrop to views from the coast and cliff edge. The sea cliffs at the landscape's southern edge are some of the tallest in the region and form a dramatic feature, with rugged rocky cliff faces that drop sharply to the ocean.

Two access tracks traverse the distance between the Great Ocean Road and the coastline - both are unsealed and narrow, reducing accessibility to the coast. The low level of accessibility creates a sense of isolation and reduces the level of human activity. While buildings do exist in this area, they are few in number and unobtrusive in siting and design, allowing vegetation to dominate the largely undeveloped landscape.

While the area is dominated by significant indigenous vegetation cover, there are pockets of land cleared for agricultural purposes. Revegetation of some previously cleared land parcels is evidenced by less mature tree cover in these areas compared with the surrounding tall forest. There are also areas of shrubby forest and cleared hills with vegetated valleys. Indigenous coastal heath is prominent in areas closer to the coast.

Parts of the landscape are visible from elevated public vantage points, including the Great Ocean Road. Although vegetation limits views in some locations, glimpses out to the coast are available. Close-range views to the landscape are also available from the Great Ocean Walk which meanders through the area.

2.030/05/2013
C29**Landscape character objective to be achieved**

To recognise the landscape significance of the coastal environment.

To protect and enhance the visual character and environmental quality of the Moonlight Head coastal landscape.

To retain the dominance of the undeveloped landscape in coastal areas between townships.

To protect existing views to coastal features, particularly from the Great Ocean Road.

To ensure that development is integrated with the landscape.

To minimise the visual impact of buildings and structures, particularly along the coastline, on hill faces, ridges and the valley floor.

To retain a vegetation-dominated outlook from the Great Ocean Road and other road corridors throughout the landscape.

To protect the dense tree cover and sense of shelter and enclosure that dominates Moonlight Head.

3.030/05/2013
C29**Permit requirement**

A permit is not required for:

- An alteration or extension to an existing dwelling where all of the following are met:
 - The floor area of the alteration or extension is not more than 100 square metres greater than the existing dwelling.

- The alteration or extension is physically contiguous with the existing dwelling such that it is accessible from within the existing dwelling.
- No part of the alteration or extension exceeds a height of 7 metres above natural ground level.
- The exterior of the alteration or extension is finished in muted, non-reflective tones.
- An alteration or extension to a building used for Agriculture, where all of the following are met:
 - The setback of the building from a road boundary is not reduced.
 - The floor area of the agricultural building is not more than 100 square metres.
 - No part of the alteration or extension exceeds the maximum height above natural ground level of the existing building.
 - The materials and finishes of the extension or alteration match the colour of the existing building.
- Earthworks, filling, land forming, excavations and retaining walls that are not more than one metre in height or depth.
- A water tank.
- The installation of underground infrastructure.

A permit is required for the construction of a post and wire farm fence of more than 1.8 metres in height.

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Decision guidelines

In considering applications the responsible authority should consider, where appropriate:

Buildings and Works

Siting and design

- Whether new buildings are sited to avoid visually prominent locations, particularly:
 - Ridgelines;
 - Hillsides visible from the Great Ocean Road.
- Whether new buildings are designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.
- Whether buildings are designed to:
 - Avoid visually prominent wall and roof forms;
 - Be articulated into separate elements;
 - On sloping sites, follow the natural contours or step down the site;
 - Incorporate materials, colours and finishes designed to blend with the surrounding landscape.
- Whether buildings and works are set back from the Great Ocean Road a sufficient distance to protect the visual and environmental significance of the landscape.
- Whether the proposed development is designed to minimise the need for earthworks on the site.
- Whether any proposed car parking areas are designed to:
 - Minimise visibility from the Great Ocean Road;

- Avoid large expanses of impervious surfaces;
- Incorporate landscaping suited to the character of the site.

Infrastructure and Signage

- Whether infrastructure such as powerlines and utility services are located underground wherever possible.
- Whether infrastructure is sited to minimise visibility from the coastline and the Great Ocean Road.
- Whether advertising signs are designed and sited to:
 - Minimise impacts on landscapes and views;
 - Integrate with the design of buildings on the site;
 - Utilise colours and forms that do not detract from the landscape character of the locality;
 - Avoid visual clutter.

Vegetation

- Whether the proposal retains existing indigenous trees and understorey and provides for the planting of new indigenous vegetation wherever possible.
- Whether any trees lost due to development are proposed to be replaced with indigenous trees that will grow to a similar size.
- Where commercial timber plantations are proposed adjacent to the Great Ocean Road, whether the plantation is screened with a minimum 20m wide indigenous or native vegetation buffer, including understorey.

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Application Requirements

All permit applications for buildings and works must be accompanied by:

- A site analysis including site context plan and design response.
- A landscape plan demonstrating how any buildings and works minimise impacts on the surrounding landscape by screening and blending into the natural environment and utilising appropriate species, and demonstrating how the affected area will be remediated after development.

6.0

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Reference Documents

- *Great Ocean Road Region Landscape Assessment Study (Planisphere, 2003)*
- *The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).*