

26/04/2013
C107**SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO5.

SNOWY RIVER ESTUARY AND SURROUNDS**1.0**29/07/2010
C68**Statement of nature and key elements of landscape**

The Snowy River Estuary is a floodplain landscape of regional significance that contrasts with the rugged and remote coastlines of Ninety Mile Beach and Croajingolong National Park.

It is a flat alluvial floodplain that has been modified for pasture and horticulture, but which culminates in a scenic brackish estuary at Lake Corringale. The natural features of Lake Corringale contrast with the surrounding farmland, and the floodplain itself is a visual point of difference from the surrounding wilder and more natural coastal landscapes.

The Snowy River's significance is recognised by the Register of the National Estate and the Heritage Rivers Act. The former lists the geological importance of the Snowy River entrance, and the latter recognises its high scenic and cultural value.

2.029/07/2010
C68**Landscape character objective to be achieved**

To protect existing indigenous vegetation throughout the landscape and to increase its presence, particularly riparian vegetation associated with watercourses (e.g. the Snowy River) and other landscape features and roadside planting.

To strengthen vegetation cover by requiring landscaping with new development.

To protect locally significant views and vistas, particularly extensive and scenic outviews across open rural plains from Orbost – Marlo Road and the Princes Highway to surrounding vegetated hill slopes.

To ensure that Orbost is contained within the landscape, and that development around the settlement does not impact on the characteristics of the estuary landscape, including key views and viewing opportunities.

To maintain the open and uncluttered character of the rural landscape, outside the settlement of Orbost.

To retain the contribution of productive agricultural practices to the character of the landscape.

To minimise the visual impact of signage and infrastructure on the open rural and uncluttered character, particularly in views from the Princes Highway and Orbost-Marlo Road.

To encourage the appropriate siting and design of native hardwood plantation forests that protects the character and viewing of the area.

To recognise and protect the landscape of the Snowy River Estuary and surrounds as a place of significant Aboriginal cultural heritage value.

3.029/07/2010
C68**Permit requirement**

A permit is required to remove, destroy or lop native vegetation except where exempt under Clause 52.17.

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height.

A permit is not required for:

- Buildings and works for which an exemption applies under the provisions of an Environmental Significance Overlay applying to the land.
- An alterations or extension to an existing dwelling where all of the following are met:

- The alterations and additions are single storey and no more than 5 metres in height above natural ground level; and,
- the alterations and additions are no more than 50 square metres in additional floor area.
- A building used for agriculture, existing industry or utility installations where all of the following are met:
 - The floor area of the building is no more than 130 square metres; and,
 - The building is single storey and no more than 5 metres in height above natural ground level.
- An alteration or extension to a building used for agriculture, existing industry or utility installations where all of the following are met:
 - The alteration or extension is no more than 100 square metres in floor area; and,
 - the alterations and extensions are single storey and no more than 5 metres in height above natural ground level.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

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Decision guidelines

Before considering an application, the responsible authority must consider, where appropriate:

Native Vegetation Removal

- The impact of the vegetation removal on the valued character of the regionally significant Snowy River Estuary and surrounds.
- The species of vegetation, its age, health and growth characteristics.
- Whether the vegetation is isolated or part of a patch.
- The availability of sufficient unencumbered land to provide for offsets.
- The impact of the vegetation on the structural integrity of existing or future buildings, including foundations.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

Buildings and Works

- Whether the proposal includes the use of native vegetation in preference for exotic, except for the use of non-invasive exotic species (that are already a feature of the area) in settlements and open rural areas away from lakes and watercourses.
- Whether larger or intrusive developments are set back to the edges of the area distant from roads, e.g. the toe of slope of surrounding hillsides where the topographic backdrop helps minimise the visual impact.
- Whether buildings near lakes and waterways are designed to be low scale and set back a sufficient distance to allow for the protection or rehabilitation of a substantial zone of riparian vegetation (e.g. over 100 metres).
- The impact of developments visible from all key viewing corridors (e.g. touring routes, highways) and scenic lookouts on the open rural character of these views, and the availability of scenic views to the Snowy River and Lake Coringle.
- The siting of buildings within the settlement of Orbost wherever possible.

- The setting back of plantations from lake edges and the avoidance of highly visible locations including adjacent to the Princes Highway / Freeway.
- In rural residential and low density residential areas, whether the proposed development:
 - Is sufficiently set back from roads within the landscape.
 - Utilises low open fences (e.g. post and wire) or vegetation to delineate property boundaries (except where substantial vegetation would interrupt important or panoramic outviews).
 - Maximises the proportion of the lot able to support vegetation.
- Whether the proposed development is an extension or alteration to a development already in existence on the land.

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Reference Documents

State Overview Report, *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006)

East Gippsland Shire Municipal Reference Document, *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006).

The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).