

11/05/2017
C205**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO2**.

Coastal Landscape**1.0**19/01/2006
VC37**Statement of nature and key elements of landscape**

Coastlines and coastal hinterland areas have been identified as key landscape features. These areas have an open rural character, and are often cleared, with a history of broad scale grazing. They act as a landscape foreground to coastlines and seascapes, with transitional areas ranging from extensive dune and beach areas to abrupt high basalt and limestone cliffs. The open landscape character makes these areas susceptible to visual intrusion from inappropriate development and the use of landscaping to screen buildings and works must be balanced with maintaining extensive viewlines.

2.019/01/2006
VC37**Landscape character objective to be achieved**

- To protect and enhance the visual, natural and cultural heritage values of coastal landscapes.
- To protect coastal landscapes from visual intrusion resulting from the inappropriate siting, design or materials of buildings and works, including infrastructure service lines.
- To encourage siting, design and landscaping of buildings and works that is responsive to the coastal landscape character.
- To maintain vegetation as an important element of coastal landscapes.

3.011/05/2017
C205**Permit requirement**

- A permit is not required for buildings and works associated with a Section 1 use in the Green Wedge zone, Special Use Zone or Public Use Zone, provided the following requirements are met:
 - The floor area of any building does not exceed 40 square metres.
 - Any building or other structure does not exceed a height of 6 metres above natural ground level.
 - Any building or other structure is set back more than 20m from the ridge line and its highest point does not protrude above the ridge line.
 - All external cladding of buildings and structures, including roofing, which is visible from any other property or roadway, is painted or finished in low reflective (40% LRV or less) or, where the building is an extension to an existing building and the existing floor area is not being increased by more than 25%, the colours of the external cladding and roof matches that of the existing building.
 - Any stock loading facility is set back more than 10 metres from a road frontage.
- A permit is required to remove, destroy or lop native vegetation. This does not apply to removal of vegetation specified in the schedule to Clause 52.17.

4.019/01/2006
VC37**Decision guidelines**

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

- The landscape character objectives of this schedule.
- The need for a landscape impact assessment report, prepared by a properly qualified person and to the satisfaction of the responsible authority.
- The protection and appropriate enhancement of the landscape, having regard to:
 - Protecting landscape areas and vantage points of high quality.
 - Maintaining visual sequences along access routes.
 - The conservation of significant areas of natural vegetation and significant stands of trees in coastal landscapes.
 - The control of the density of buildings and subdivision in areas of scenic value.
- Whether the siting, height, scale, materials and form of proposed buildings and works, including infrastructure service lines, has been designed to have least visual effect on the coastal landscape and scenic views.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual, natural and cultural heritage significance of the coastal landscape.
- The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that would better meet landscape character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.
- The availability of reasonable alternative routes, alternative designs or alternative forms of installation for infrastructure service lines that would better meet landscape character objectives of this schedule.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines and the open landscape character of some areas of the coastal hinterland.
- The Victorian Coastal Strategy, Siting and Design Guidelines for Structures on the Victorian Coast (May 1998) and Landscape Setting Types for the Victorian Coast (May 1998).