

03/12/2009
C21**SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO3****WESTERN COASTAL CLIFFS LANDSCAPE AREA****1.0**03/12/2009
C21**Statement of nature and key elements of landscape**

The Western Coastal Cliffs landscape character type is located along the western coast from Warrnambool to beyond Port Campbell, and extending into the hinterland well beyond the Great Ocean Road. The rugged cliffs, off-shore rock formations and coastal hinterland are of National and State significance. It is characterized by low to dramatic sea cliffs, including spectacles such as the Bay of Islands and Childers Cove, with gently undulating topography further inland. Vegetation is low coastal scrub, with reserves of natives or plantations, and paddocks with shelter belts in the hinterland.

The combination of these distinctive cliffs and landforms, the indigenous coastal vegetation and the untamed, wild ocean has produced a landscape of national significance that attracts thousands of international visitors every year particularly around the Peterborough area. Although the section of the coast closer to the municipal boundary with Warrnambool are not directly accessible from the Great Ocean Road, they are important landscape features that contribute to the state significance of the coastal cliffs landscape.

2.003/12/2009
C21**Landscape character objective to be achieved**

To increase the coverage of native and indigenous vegetation, particularly in corridors that link to coastal vegetated areas associated with the Bay of Islands Coastal Park.

To protect indigenous vegetation within the coastal area.

To increase indigenous vegetation inland, particularly to highlight landscape features such as waterways and valleys.

To retain clear views of the coastal cliffs and formations from the coastal area.

To ensure that long stretches of the coastal strip remain free of development.

To retain the dominance of an indigenous natural landscape in the coastal area around Peterborough, particularly when viewed from the Great Ocean Road.

To ensure that buildings and structures inland do not dominate views from the Great Ocean Road and that the outlook from the Great Ocean Road towards the hinterland is dominated by the rural landscape.

To improve the appearance of residential and rural residential development located on the fringes of Peterborough.

To increase the use of shelter belts and indigenous planting in the hinterland.

To retain the dominance of the natural landscape within the coastal strip, and views to the ocean.

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of the Great Ocean Road and the coastal cliffs area west of Peterborough as a place of significant Aboriginal cultural heritage value.

3.003/12/2009
C21**Permit requirement**

A permit is not required to construct a building or construct or carry out works where:

- A building is for agricultural purposes and it has a combined gross floor area less than 70m² and a height less than 8 metres above natural ground level.
- A dwelling has a height less than 8 metres above natural ground level.
- Buildings are setback 500 metres from the edge of the coastal cliffs within the Bay of Islands Coastal Park.
- Buildings are setback a minimum of 200 metres from the Curdies River Estuary or any wetlands.
- Fences are timber post and rail or post and wire and have a height of less than 1.5 metres.
- Works are for agricultural purposes including raised bed cropping, stock grazing, unlicensed dams and associated supporting farming infrastructure.

A permit is required to remove, destroy or lop any vegetation except where:

- The vegetation is recognised by the Department of Sustainability and Environment as an environmental weed.
- The vegetation is dead.

The vegetation has been planted for gardens or for horticultural purposes.

The works are for a minor utility installation.

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Decision guidelines

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

- The height of a building will have an impact on the landscape.
- The external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.
- The siting and design of buildings will impact on the significant landscape features having particular regard to the following:
 - The impact of the proposed buildings and works on the view from a road or another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
 - The siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall landscape character.
- The proposal avoids any development on the coastal side of the Great Ocean Road.
- The proposal is designed so that development is not visible above the coastal vegetation when viewed from the Great Ocean Road.
- The proposal locates all signage on the landward side of the Great Ocean Road.
- The proposal avoids bright colours and group signage at particular locations to minimize visual impact on large areas of the landscape and to maintain views.
- The proposal responds to the characteristics of the site and utilises low scale building forms, simple building details and avoids dominant bulky buildings or buildings that have no relationship to landform.

- The proposal utilises materials and colours that complement those that occur naturally in the hinterland landscape with consideration as to how the materials will weather over time.
- The proposal locates and screens large buildings and structures such as sheds, transmission lines and cleared easements etc to minimize visibility from the Great Ocean Road and key viewing locations.
- The proposal avoids visually obtrusive infrastructure and provides infrastructure such as power lines and other utility services underground in the coastal area wherever possible.
- The proposal sites development sparsely in coastal areas minimizing visibility from the Great Ocean Road and maximizing the retention of coastal vegetation.
- The proposal avoids the loss of views to geological features.
- The size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.
- The removal of vegetation is justified and the practicalities of alternative options that do not require removal of vegetation.
- The construction of a building or construction or carrying out of works will impact on the root system, canopy and overall appearance of any vegetation.
- The proposal avoids the loss of indigenous coastal vegetation.
- The proposal retains existing indigenous and native trees and understorey wherever possible and provides for the planting of new indigenous vegetation, particularly around landscape features such as creek valleys.
- The proposal replaces any trees lost due to development with indigenous trees that will grow to a similar size.
- The proposal retains existing shelter belts wherever possible.
- The proposal replaces lost shelter belt trees with the same species or an alternative species, suitable to the local area.

5.0

Reference Documents

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