

11/05/2017
C27

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

Point Lonsdale Lookout & Queenscliff Lighthouse / Ocean View Car Park

1.0

Statement of nature and key elements of landscape

11/05/2017
C27

The Point Lonsdale Lookout and the Queenscliff Lighthouse/ Ocean View car park are elevated and contain/ or provide panoramic views to the Borough's most attractive and striking physical features.

2.0

Landscape character objective to be achieved

11/05/2017
C27

Within the Point Lonsdale Lookout area:

- maintain and promote significant views of the Rip, Lonsdale Bight, Queenscliff, Point Nepean, Point Lonsdale Township, and the coastline from land and sea; and
- protect important natural and built features of the landscape including the Limestone Cliffs, the Point Lonsdale Lighthouse, Buckley's Cave, the Rocket Shed, the Point Lonsdale Pier, and the historic gun emplacements.

Within the Queenscliff Lighthouse/Ocean View car park area:

- maintain and promote the significant views of Port Phillip Heads, Point Nepean, Point Lonsdale Lighthouse, the shipping lanes, Lonsdale Bight and the coastline from land and sea; and
- protect important natural and built features of the landscape including the Shortland's Bluff, the cliffs, the Queenscliff Lighthouse, the Queenscliff Fort, and the historic gun emplacements.

To protect landscape features and scenic vantage points from visual intrusion resulting from the inappropriate siting and design of new development.

To ensure the public has suitable access to appropriate areas.

To ensure the siting, design and landscaping of buildings and works are responsive to the landscape values.

To maintain remnant coastal vegetation as an important and valuable element of the significant landscape.

To install appropriate interpretive elements which highlight the site's historical and environmental significance.

To promote the coordinated development of the overlay area.

3.0

Permit requirement

11/05/2017
C27

A permit is required to construct a building or construct or carry out works, unless exempted in this schedule.

A permit is required to construct a fence other than timber post and wire fencing up to a height of 1.5 metres.

A permit is required to remove, destroy or lop local indigenous vegetation.

A permit is not required for:

- routine or preventative maintenance to existing lawfully established structures;
- minor works, landscaping and buildings less than 3 metres in height and 10 square metres in area, which are ancillary to an existing building on an allotment;
- works lawfully undertaken on behalf of the relevant Port Authority for the maintenance, repair or removal of any navigation aid or open framed marine structure.

All applications must be accompanied by landscape plans showing the effects of the proposed use or development on significant landscapes and view lines.

Buildings and works shall not be sited or carried out which interfere with significant landscapes and view lines.

4.0

11/05/2017
C27

Decision guidelines

Before deciding on an application the responsible authority must consider:

- the landscape values of the overlay area;
- visual sequences along access routes;
- the preservation of scenic vantage points;
- whether an alternative site is available on the land for any proposed buildings and works;
- the inclusion and benefit of landscaping to achieve the Schedule objectives;
- the selection and integration of landscaping to fit the surrounding character;
- the compatibility of colours and external finishes of buildings with the character and appearance of the area;
- conservation of local indigenous vegetation and significant stands of trees; and
- *The Siting and Design Guidelines for Structures on the Victorian Coast* (Victorian Coastal Council, 1998).

5.0

11/05/2017
C27

Reference documents

- *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006);
- *Borough of Queenscliffe Municipal Reference Document, Coastal Spaces Landscape Assessment Study* (Planisphere, 2006);
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Victorian Coastal Council, 1998).