

03/12/2009  
C45**SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO1.

**VENUS BAY PENINSULA AND ANDERSON INLET****1.0**03/12/2009  
C45**Statement of nature and key elements of landscape**

The coastline at Venus Bay is a wild and windswept landscape of high coastal dunes and lonely beaches, providing a scenic backdrop for Anderson Inlet. Visually, it is a landscape of regional significance.

The dominant landform in this area is the high coastal dune system that rises to 60 metres in height and stretches for up to one kilometre inland. These dunes contrast with the calmer waters of Anderson Inlet and the flat swampy hinterland, and this scene provides a scenic outlook for the township of Inverloch. The landscape is largely natural and undeveloped with the exception of the currently contained housing settlement areas of Venus Bay. Vegetation is indigenous with an important stand at Point Smythe at the mouth of the inlet.

The landscape is highly significant for its Aboriginal cultural heritage values, with many known sites scattered throughout the dunal landscape. It is also of high community value for its scenic qualities and recreation opportunities, including fishing, walking and boating.

**2.0**03/12/2009  
C45**Landscape character objective to be achieved**

- To retain and improve indigenous vegetation, particularly at roadsides and in riparian strips, to minimise the visual intrusion of new development.
- To protect locally significant views and vistas which contribute to the character of the landscape, particularly expansive, open out views between Tarwin Lower and Venus Bay, and open views across Anderson Inlet.
- To protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development.
- To contain the settlement of Venus Bay to less visible areas within topography.
- To ensure that development in and around the Venus Bay estates does not impact on the characteristics of the landscape.
- To ensure buildings and structures sit within, rather than dominate, the landscape.
- To retain the sense of uncluttered openness throughout the area.
- To ensure that development in and around the settlement of Tarwin Lower does not impact on the characteristics of the landscape, including key views and viewing opportunities.
- To strengthen the dominant vegetated character of the Venus Bay peninsula as viewed from Anderson Inlet.
- To minimise the visual impact of signage and other infrastructure, particularly on hill faces, in coastal areas and in other areas of high landscape values or visibility.
- 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 Venus Bay and Anderson Inlet as places of significant Aboriginal cultural heritage value.

**3.0**03/12/2009  
C45**Permit requirement**

A permit is not required for:

- A building or extension to an existing building where all of the following are met:

- The building is single storey and no more than 7.5 metres in height above natural ground level; and,
  - Has a total area of less than 250 square metres; and
  - Is constructed in muted, non reflective tones.
- Buildings and works associated with informal outdoor recreation.
  - Works undertaken by a public authority relating to watercourse management or environmental improvements

A permit is required to remove, destroy or lop native vegetation. This does not apply in the following circumstances:

- Vegetation that is dead.
- The minimum extent of vegetation necessary for the maintenance of existing fences.

A permit is required to remove, destroy or lop non indigenous vegetation. This does not apply in the following circumstances:

- Vegetation that is dead.
- The minimum extent of vegetation necessary for the maintenance of existing fences.
- Is within a garden.
- Is less than 7.5 metres in height.
- Is senescent tree rows outside a garden.

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

#### **4.0**

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#### **Decision guidelines**

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

- Whether proposed buildings are sited and designed to maximise retention of existing vegetation, and provide for the planting of new indigenous coastal vegetation wherever possible.
- Whether buildings, structures and other developments that occur in view fields are designed and sited so as to retain the character and quality of the views.
- Whether the proposal contributes to the retention or establishment of an undeveloped vegetated dune buffer to Venus Bay Estates 1 and 3 when viewed from the coast, the approach road, Anderson Inlet and adjoining rural areas.
- Whether the proposed new development is integrated with the landscape through the use of appropriate indigenous vegetation and whether it is accompanied by a landscape plan, where appropriate.
- Where development on the flats cannot be avoided, whether the proposal uses low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors.
- Whether the proposal utilises appropriate indigenous vegetation to further integrate the development with the landscape.
- Whether the visual intrusion of proposed buildings is minimised by utilising low scale building forms, tucked into the landscape, with the use of materials and colours that occur in the local area.
- Whether building heights are minimised in order to prevent visually intrusive developments, or any development visible from the Bass Strait Coast.
- Whether the proposed development is kept below the dominant tree canopy height.

- Whether the proposal prevents cluttering of development along main roads and key touring routes outside the settlements.
- In rural residential areas, whether the proposal:
  - Uses permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
  - Retains trees that form part of a continuous canopy beyond the property, and provides for the planting of new trees in a position where they will add to such a continuous canopy.
  - Utilises vegetation for screening and to delineate property boundaries, instead of fencing.
  - Provides open style fencing of a type traditionally used in rural areas ie post and wire (where fencing is necessary).
  - Includes development located on the site to minimise views of the building from the main road into the settlement.
- The avoidance of any buildings or structures visible from the foreshore on the Bass Strait coast by setting new developments back on the inland side of dunes.
- Where development within the coastal strip cannot be avoided (e.g. development for essential public purposes), whether the proposal:
  - is sited in the lower one-third of the visible slope, wherever possible (avoid buildings protruding above the dune ridgeline);
  - includes buildings and structures set among existing vegetation, maximising the retention of coastal vegetation;
  - utilises appropriate indigenous vegetation to further integrate the development with the landscape;
  - is designed to follow the contours or step down the site;
  - includes buildings that are articulated into separate elements, and avoid visually dominant elevations;
  - is constructed of materials which reduce distant visibility (e.g. darker colours, non-reflective materials).
  - minimises overlooking of the foreshore; and
  - avoids pedestrian and vehicular access in highly visible or undisturbed areas.
- In circumstances where development cannot be avoided above ridgelines, whether the proposed development:
  - is located to avoid the loss of vegetation;
  - is constructed of lighter materials to minimise visibility against the sky.

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#### Reference Documents

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

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

*Siting and Design Guidelines for Structures on the Victorian Coast* Victorian Coastal Council, 1998