

11/11/2010  
C49

## **SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**

### **GREAT OCEAN ROAD AND COASTAL ENVIRONS BELLS BEACH, POINT ADDIS, BIG HILL AND LORNE HINTERLAND**

#### **1.0**

19/01/2006  
VC37

#### **Statement of nature and key elements of landscape**

The Victorian south west coast is internationally significant and includes spectacular coastline, untouched landscapes and scenic views of the ocean and vegetated areas from the Great Ocean Road and other coastal locations. Key elements of the landscape are its forests, mountains, valleys and a diversity of coastal landscapes, including the shorelines, rivers and estuaries, rugged cliffs and headlands and long sandy beaches and dunes.

The natural beauty of the coastal environment can be enjoyed from viewing points and viewsheds all along the Great Ocean Road and other scenic areas on the coast and from significant viewing areas within privately owned properties. It is a major tourist asset for the Shire. The lifestyle and amenity it offers both permanent and non-permanent residents are key reasons they choose to locate in these areas.

The preservation of remnant native vegetation is crucial to the protection of scenic vistas and the maintenance of biodiversity links. Many areas along the coast are of high conservation significance, containing diverse, and in some cases threatened, flora and fauna.

The purpose of this overlay is to ensure that future development does not compromise the quality of these assets in order to maintain and protect significant viewsheds and the amenity of individual properties.

#### **2.0**

16/10/2008  
C34

#### **Landscape character objective to be achieved**

To preserve and enhance the scenic landscape values and environmental qualities within viewsheds of the Great Ocean Road and coastal environs.

To protect and enhance the low density residential character and natural bush setting of the coastal settlements.

To ensure that development and uses do not impact on significant remnant vegetation.

To maintain the individual identity and landscape character of each township.

To promote development which complements or is sympathetic to the streetscape character.

To ensure that development of properties abutting the Great Ocean Road does not detract from the scenic and landscape values of the area.

To provide for a reasonable sharing of views of significant landscape features, including views of the ocean and coastal shoreline, coastal forest and mountains, rivers and estuaries, and notable cultural landscape features which form an important part of the amenity of coastal properties.

**3.0**16/10/2008  
C34**Permit requirement****Buildings and works**

A permit is required to construct a fence, except where:

- The fence is of timber post and wire construction; and
- The fence is not more than 1.5 metres in height.

A permit is required to construct or illuminate a tennis court.

**Plans for approval - type and colour of external materials**

Plans must be submitted to the satisfaction of the responsible authority prior to the commencement of any of the following buildings or works:

- External alterations to a building by structural work, rendering, sandblasting or in any other way;
- External painting of a building.

The responsible authority must be satisfied that the materials and colours are compatible with the natural surroundings so as to minimise the visual impact of structures when viewed from beyond the site. When approved the materials and colours must thereafter be maintained to the satisfaction of the responsible authority.

This does not apply to the maintenance or repair of an existing structure if the same schedule of external materials and colours is used and the schedule complies with the Surf Coast Subdued Colours List (2003).

**Vegetation**

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

- The land is outside the area shown on the Schedule 1 Habitation Envelope Areas, and:
  - The vegetation is dead.
  - The vegetation is less than 2 metres in height and is not shown on an approved landscape plan or site plan specifying its retention
  - The vegetation is on the building side of a vertical line 2 metres from the outer edge of the roof of an existing or approved building.
  - The vegetation is listed as an environmental weed in the incorporated document "*Environmental Weeds – Invaders of the our Surf Coast, 2nd Edition (2002)*".
- The land is within the area shown on the Schedule 1 Habitation Envelope Maps, and the vegetation is located within an approved habitation envelope.

**4.0**11/11/2010  
C49**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 42.03, the responsible authority must consider in particular:

- Coastal Development Policy (clause 22).
- Rural Tenement Policy (clause 22).
- Streetscape and Landscaping Policy (clause 22).

- Design and Siting Guidelines for Structures on the Victorian Coast, 1997.
- Ecology Australia, Environmental Resources of Surf Coast Shire, 2000.



Cathedral Rock to Cumberland River

