

05/12/2013
C74**SCHEDULE 7 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO7**.

Bellbrae Township**1.0**05/12/2013
C74**Statement of nature and key elements of landscape**

The village of Bellbrae is located on a north facing hillside that sits within an enclosed valley landform. The undulating topography together with a significant cover of Eucalyptus sp provides a sense of enclosure with panoramic views available when entering the town from the north and from various view points within the town itself.

The town includes numerous historic buildings which reinforces the towns 'historic' character. The sporadic cover of vegetation both within the township, along the Spring Creek and on the encircling hills provides a filtering effect to the built form giving the overall appearance that the village is 'nestled' within a canopy of native and exotic trees.

The town is contained around School Road with a sprinkling of discreet houses visible on the north facing hills. There are a limited number of vacant blocks remaining in the vicinity of Moores Road and the future development of these sites could be highly prominent from the town and from the Anglesea Road. It will be important to ensure that new development in this area is respectful of the landscape, historic and rural setting and does not detract from School Road as the village core.

2.005/12/2013
C74**Landscape character objective to be achieved**

To protect the open rural landscape setting of the northern entry into the town and to reinforce School Road as the village core.

To ensure development north of the settlement boundary is sited and designed to 'nestle' into the landscape, incorporating elements reflective of the rural/historic setting.

To enhance the vegetated appearance of the northern entry to the town.

3.005/12/2013
C74**Permit requirement**

A permit is required to remove, destroy or lop native vegetation. This does not apply to vegetation that:

- Is dead.
- Is located within 3 metres of a building.
- Will be less than 2 metres in height at maturity and is not shown on an approved landscape plan or site plan specifying its retention.
- Is listed as an environmental weed in the incorporated document "*Environment weeds - Invaders of our Surf Coast, 2nd Edition (2002)*".

4.005/12/2013
C74**Application requirements**

An application for buildings and works should be accompanied by the following information, as appropriate:

- A site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, and existing vegetation.

- Details of the type and colour of all external building materials.
- A landscape plan that shows the planting of primarily indigenous canopy trees that will assist in softening the buildings within the landscape.
- Topographical information that shows:
 - Ridges, crests, hilltops
 - Low lying areas, and
 - Slopes of more than 20 percent.

An application for vegetation removal should be accompanied by:

- A description of the vegetation to be removed, including the height, botanical and/or common name of the vegetation.
- A vegetation offset plan that includes primarily indigenous trees.

5.0

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Decision guidelines

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

- The identification of School Road as the town's centre can be maintained, through:
 - The siting of new buildings away from visually prominent landscapes by availing of the undulating land form or,
 - Through minimising building bulk and height where a building cannot be integrated into the landscape.
- The rural/historic setting of the town's northern entry has been enhanced through:
 - The siting and design of buildings to avoid or minimise the removal of large shrubs and trees.
 - The introduction of new native, or limited exotic, shrubs and trees that will soften the visual appearance of a building within the landscape and enhance the historic bush/character of the town's entry.
 - Incorporating rural/historic features into the design such as soft colours, gabled rooves and verandahs.