

11/07/2019
C156basc**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO1.

STRZELECKI FOOTHILLS AND BASS VALLEY**1.0**11/07/2019
C156basc**Statement of nature and key elements of landscape**

The Bass Coast Shire is characterised by a variety of important landscapes which extends from the Strzelecki foothills through the Bass Valley to coastal areas fronting Western Port Bay. A number of these areas have been identified by the National Trust as being significant landscapes.

The Bass Valley is characterised by a wide, open floodplain edged by undulating to steeply sloping hills. The Strzelecki foothills extend from the north-east corner of the Shire to Anderson Peninsula/San Remo. Many parts of the foothills are steeply sloping. The extensive and exposed nature of these agricultural areas and the backdrop they provide to the coastal areas means that development has to be sensitively designed and sited to avoid detrimental visual impacts.

2.011/07/2019
C156basc**Landscape character objectives to be achieved**

- To protect and enhance the landscape quality of the area.
- To protect and enhance vegetation within the landscape.
- To ensure that buildings are sited and designed to minimise detrimental impact on the landscape.
- To encourage development which is of a size and scale sympathetic and responsive to the surrounding high quality rural and coastal landscapes.
- To retain the dominance of the undulating and uncluttered landscape throughout the hinterland by ensuring that buildings and structures outside settlements sit within, rather than dominate the landscape.
- To maintain locations of highly scenic and natural vistas along roads and at formal lookout points.
- To minimise detrimental impact of built form along the coastline, on hill slopes visible from main roads and settlements and prominent slopes.
- 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.

3.011/07/2019
C156basc**Permit requirement**

A permit is required to remove, destroy or lop any vegetation except on land required for construction of the Bass Highway Stage 7 as shown on the Vegetation Removal Exemptions Plan attached to this schedule.

A permit is not required to remove vegetation that is considered an environmental weed within Bass Coast Shire.

A permit is not required for works associated with timber harvesting.

A permit is not required for buildings, works and the removal of vegetation associated with extractive industry that has an existing permit or works approval.

A permit is not required for the construction of an outbuilding associated with agriculture where all of the following applies:

- The gross floor area does not exceed 100 square metres.
- The roof and wall cladding materials are coloured or painted in subdued tones to blend in with the surrounding natural environment.
- No vegetation is removed.

4.011/07/2019
C156basc**Application requirements**

None specified.

5.011/07/2019
C156basc**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The siting and design of a proposed development in response to Council's adopted background document *Design and Siting Guidelines for Coastal Areas and Rural Hinterland* (Bass Coast Shire Council, 1999).
- The need for building materials to be non-reflective or of colours that complement the surrounding landscape.
- The preservation of the quality of long distance views from the surrounding hills over the Bass River valley.
- Whether the proposal is consistent with maintaining the landscape significance of the area.
- Whether the proposed buildings and works, and its siting, design, materials and general appearance will meet the landscape character objectives of this schedule.
- The extent of landscaping around buildings and throughout the site using indigenous species to minimise the visual impact of buildings.
- The impact of the proposed buildings or works on the landscape significance, scenic views or amenity of the landscape.
- Whether the siting, height, bulk and general appearance of the proposed buildings or works are designed to have the least visual effect on the landscape.
- The protection of landscapes and seascapes, having regard to:
 - Conservation and enhancement of significant areas of natural vegetation and significant stands of trees.
 - Visual impact from scenic vantage points.

Background documents

National Trust of Australia (Victoria) citations

Landscape area	Reference number
Gorge Creek – tributary of Bass River, south of Glen Forbes	177
San Remo to Black head coastline	L10082
Bass River Valley	L10036
Red Bluff to Stockyard Point Coastline	L10079
Bass Hill	L10034
Bass River delta and flood plain	L10035

Design and Siting Guidelines for Coastal Areas and Hinterland (Bass Coast Shire Council, 1999).

