

08/02/2007
C22**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO2****COASTAL TOWNS: SKENES CREEK, KENNETT RIVER, WYE RIVER AND SEPARATION CREEK****1.0**08/02/2007
C22**Statement of nature and key elements of landscape**

The landscape of the Great Ocean Road, within which the settlements of Skenes Creek, Wye River, Separation Creek and Kennett River are located is of national importance. The factors contributing to the significance of the landscape of the Great Ocean Road environs are detailed in the Great Ocean Road Region Landscape Assessment Study (GORRLAS) 2003.

The distinctive qualities and landscape significance of Skenes Creek township locality is described in the GORRLAS as the area where a number of different landscape elements intersect in a dramatic manner, including low sea coast, topographic edge of the Otway Ranges sweeping down to the narrow coastal strip, edge of the forest, and the incised, vegetated creek valleys. The edges and inter-relationships between these elements create a landscape setting of national significance. (Great Ocean Road Region Landscape Assessment Study, 2003, Otway Foothills, Valleys and Uplands, Precinct 2.4)

The townships of Wye River, Separation Creek and Kennett River are placed within Precinct 4.1 'Otway Ranges Forest and Coast' and the Otway Forest and Coast landscape type. The distinctive qualities of the precinct are described as:

"containing large areas of dense, tall forest cover in hilly terrain, extending to the sea with high, rugged cliffs in places. In some coastal locations the vegetation is sparser and smaller in scale...While the entire forest is a significant part of the region's landscape character, particular parts have greater significance. The Great Ocean Road hugs coastline from Lorne to Kennett River, offering some of the most dramatic cliff and coastal scenery able to be viewed by car or bus anywhere in the world and is a landscape of national significance. ...the remainder of the coastal landscape in the precinct (is) of state significance."

(Great Ocean Road Region Landscape Assessment Study, Precinct Package 4.1, p2)

The location and extent of the townships within this landscape, as well as the relationship of the buildings in the towns to the landscape, are of critical importance to the maintenance of the character of the Great Ocean Road region. The siting, design, height, site coverage and materials of all buildings, and vegetation around buildings and public domain treatments all contribute to the maintenance and enhancement of the key landscape characteristics of the region.

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C22**Landscape character objective to be achieved**

The general landscape objectives to be achieved include:

- To protect and enhance the valued characteristics of the nationally significant Great Ocean Road Region landscape.
- To ensure that the dominance of vegetation over built form is retained as an element of township character by encouraging retention of existing trees and planting of new indigenous vegetation.
- To increase the use of indigenous vegetation to highlight natural features within the precinct.

- To retain the contrasts between landscape elements within the precinct.
- To ensure that development that occurs on hill faces or in other prominent locations is not highly visible.
- To minimise the visual impact of signage and other infrastructure, particularly in coastal areas, hill faces and ridges.
- To protect the clear, sweeping views to the ocean available from the precinct.
- To retain the dominance of an indigenous natural landscape in coastal areas, between townships, particularly from the Great Ocean Road.
- To ensure that fence styles and heights reflect the predominant and preferred character of the townships.

3.0 Permit requirement

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A permit is required to construct a fence, other than:

- a post and wire fence that is less than 1.2 metres in height if on the front boundary
- a post and wire fence that is less than 1.5m in height if on any other boundary.

For the purpose of this clause a post and wire fences includes wire strands, wire mesh ('ringlock'), chainmesh and similar open rural style fencing.

A permit is required to remove, destroy or lop a tree. This does not apply to:

- A tree having a single trunk circumference less than 0.5 metre at a height of one metre above the ground level.
- The pruning of a tree for regeneration or ornamental shaping.
- A tree which is dead or dying.

4.0 Decision guidelines

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

Buildings and Works

- The impact of the development on the nationally significant Great Ocean Road Region landscape.
- Whether the landscaping plan accompanying the application, details existing vegetation, vegetation to be removed, new plantings incorporating native and indigenous species and avoids the use of exotic species.
- Whether the vehicle access and storage proposed has been designed to minimise excavation, loss of vegetation and dominance of car storage facilities.
- The impact of the proposed development on the conservation of trees.
- The impact of the proposed development on natural ground levels and drainage patterns which may have a detrimental impact on the health and viability of surrounding trees.
- Whether there is an adequate buffer strip along roads and between private gardens.

Tree Removal

- The impact of the changes to the landscapes on the valued characteristic of the nationally significant Great Ocean Road Region landscape.
- The species of vegetation, its age, health and growth characteristics.
- The location of the vegetation on the land and its contribution to the lot garden area, neighbourhood and streetscape character.
- Whether the tree is isolated or part of a grouping.
- The availability of sufficient unencumbered land to provide for replacement planting.
- The impact of the tree on the structural integrity of existing buildings including foundations.
- Whether there are other options for further planting on the site.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

5.0 Reference Documents

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Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study, 2005 (Planisphere), including the Precinct brochures.