

18/06/2009
C55**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO4**

**JOHANNA COAST TO CAPE OTWAY COASTAL VALLEY AND HILLS
PRECINCT****1.0 Statement of nature and key elements of landscape**18/06/2009
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The Johanna Coast to Cape Otway Landscape Precinct is distinctive for the rugged, isolated cliffs and dune backed beaches that contrast with the rolling pastures inland. The coastal landscape has state significance with ‘classic’ Great Ocean Road scenery, accessible from popular viewing locations at Castle Cove, Johanna Beach and Cape Otway. Cape Otway itself, with its historic lighthouse, is a landscape of national significance.

In terms of a ‘preferred character’, presently only few structures are located in the coastal strip that are dominant and highly visible. Future structures in coastal locations within the precinct should be more appropriately sited and designed, including the rehabilitation of indigenous coastal vegetation.

2.0 Landscape character objective to be achieved18/06/2009
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- To achieve the “Preferred Character” as specified above.
- To conserve and enhance areas of natural beauty, wildlife habitat, and important natural features.
- To limit clearance of remnant native vegetation which provides wildlife habitat and forms an important part of the visual landscape.
- To protect indigenous and native vegetation.
- To maintain the rural qualities of the hinterland, including vegetation features such as shelter belts.
- To ensure that buildings and structures are scattered throughout the landscape in the hinterland.
- To retain the dominance of the natural landscape on hill faces and ridges throughout the precinct.
- To ensure that the coastal cliffs are kept free of bulky development with a large footprint.
- To retain the sense of isolation at the coastal cliffs and the clear views to the ocean from this area.
- To improve the outlook from road corridors by minimising the visibility of commercial timber plantations.

3.0 Permit requirements18/06/2009
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A permit is required to remove, destroy or lop any native vegetation.

A permit is not required for the following:

- to remove, destroy or lop any dead vegetation; or
- to prune any native vegetation provided it does not exceed 20% of the bio-mass of the vegetation; or

- the removal and crushing of rock, soil and stone; or
- buildings and works associated with informal outdoor recreation, except involving any new effluent disposal system; or
- outbuildings less than 130m² in floor area; or
- alterations and addition to a dwelling of less than 130m² in additional floor area, except involving any new effluent disposal system; or
- a post and wire fence less than 1.8m in height; or
- works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

4.0 Referral/notice of applications

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Council may seek the comments on any application in accordance with Section 52(1)(c) of the Act from the authority specified in Clause 66.06 or a schedule to that clause.

5.0 Application requirements

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All permit applications for buildings and works must be accompanied by a Site Description and Design Response which must address the 'preferred character' and the landscape objectives specified above.

A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation, utilising appropriate species and demonstrating how the affected area will be remediated after development.

Applicants are required to provide a realistic visual impact illustration of the view of the development from key viewpoints along the Great Ocean Road.

An applicant is required to demonstrate the following:

- Whether all new buildings and works are designed and constructed to avoid contrasting shape, colour, size and mass.
- Whether buildings and works are sited so that they become an integral part of the visual landscape rather than dominating it.
- Whether buildings and works on ridgelines can be avoided. It must be demonstrated that there is no **alternative suitable site and that the buildings and works are essential**.

6.0 Decision guidelines

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

- The overview, objectives and strategies at Clause 21.04-8.
- The 'Johanna Coast to Cape Otway Coastal Valley and Hills Precinct Development Principles Incorporated Plan' from the Great Ocean Road Region Landscape Assessment Study at Clause 81.

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.