

30/05/2013
C29**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO4.

PRINCETOWN ESTUARIAL LANDSCAPE**1.0**30/05/2013
C29**Statement of nature and key elements of landscape**

Centred on the broad estuary of the Gellibrand River, the character of this landscape varies from rolling pastoral land with remnant shelter belts to the marshy floor of the inland river valley. The landscape is dominated by a wide valley with defined ridges and is more topographically varied than other parts of the Corangamite coastline. The landscape is divided into two parts – west and east of Princetown.

The north-western extent of the landscape presents two distinctive ridgelines in close proximity of the Great Ocean Road. The journey south-east along the Great Ocean Road is framed by coastal shrub along the roadside in parts. Occasional breaks in vegetation allow glimpses to Bass Strait, views to Princetown and the Gellibrand River Inlet and stretches of road surrounded by agricultural farmland.

Where the Great Ocean Road meets Princetown, views are contained within the low-lying land of the Gellibrand River Valley and associated wetlands. The small settlement of Princetown is located adjacent to the Great Ocean Road, inland and sitting within the undulating hills and low vegetation of the coast. While some buildings have sea views, it is not a typical coastal town, rather a small farming settlement, surrounded by farming land and on the edge of the National Park.

To the east of Princetown the Great Ocean Road branches off to the north and the Old Ocean Road forms the northern boundary of the landscape unit. This part of the landscape is centred around the Gellibrand River valley, within which views are largely contained between the rise up to the coastline and the rise up to higher ground on the northern side.

2.030/05/2013
C29**Landscape character objective to be achieved**

To recognise the landscape significance of the coastal environment.

To protect and enhance the visual character and environmental quality of the Great Ocean Road coastal area.

To retain the dominance of the undeveloped landscape in coastal areas between townships.

To protect existing views to coastal features, particularly from the Great Ocean Road.

To ensure that development is integrated with the landscape.

To minimise the visual impact of buildings and structures, particularly along the coastline, on hill faces, ridges and the valley floor.

To retain a vegetation-dominated outlook from the Great Ocean Road and other main road corridors throughout the landscape.

To increase the use of indigenous vegetation to emphasise the existence of natural features such as the river system.

3.030/05/2013
C29**Permit requirement**

A permit is not required for:

- An alteration or extension to an existing dwelling where all of the following are met:
 - The floor area of the alteration or extension is not more than 100 square metres greater than the existing dwelling.
 - The alteration or extension is physically contiguous with the existing dwelling such that it is accessible from within the existing dwelling.

- No part of the alteration or extension exceeds a height of 7 metres above natural ground level.
- The exterior of the alteration or extension is finished in muted, non-reflective tones.
- An alteration or extension to a building used for Agriculture, where all of the following are met:
 - The setback of the building from a road boundary is not reduced.
 - The floor area of the agricultural building is not more than 100 square metres.
 - No part of the alteration or extension exceeds the maximum height above natural ground level of the existing building.
 - The materials and finishes of the extension or alteration match the colour of the existing building.
- Earthworks, filling, land forming, excavations and retaining walls that are not more than one metre in height or depth.
- A water tank.
- The installation of underground infrastructure.

A permit is required for the construction of a post and wire farm fence of greater than 1.8 metres in height.

4.0

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Decision guidelines

In considering applications the responsible authority should consider, where appropriate:

Buildings and Works

Siting and design

- Whether new buildings are sited to avoid visually prominent locations, particularly:
 - Ridgelines;
 - Hillsides visible from the Great Ocean Road;
 - The Gellibrand River valley floor.
- Whether new buildings are designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.
- Whether buildings are designed to:
 - Avoid visually prominent wall and roof forms;
 - Be articulated into separate elements;
 - On sloping sites, follow the natural contours or step down the site;
 - Incorporate materials, colours and finishes designed to blend with the surrounding landscape.
- Whether buildings and works are set back from the Great Ocean Road a sufficient distance to protect the visual and environmental significance of the landscape.
- Whether the proposed development is designed to minimise the need for earthworks on the site.
- Whether any proposed car parking areas are designed to:
 - Minimise visibility from the Great Ocean Road;
 - Avoid large expanses of impervious surfaces;

- Incorporate landscaping suited to the character of the site.

Settlement

- Where located within or near Princetown, whether the proposal contributes to the creation of a definite visual edge to the settlement.

Infrastructure and Signage

- Whether infrastructure such as powerlines and utility services is located underground wherever possible.
- Whether infrastructure is sited to minimise visibility from the coastline and the Great Ocean Road.
- Whether advertising signs are designed and sited to:
 - Minimise impacts on landscapes and views;
 - Integrate with the design of buildings on the site;
 - Utilise colours and forms that do not detract from the landscape character of the locality;
 - Avoid visual clutter.

Vegetation

- Whether the proposal retains existing indigenous trees and understorey and provides for the planting of new indigenous vegetation wherever possible.
- Whether any trees lost due to development are proposed to be replaced with indigenous trees that will grow to a similar size.
- Where commercial timber plantations are proposed adjacent to the Great Ocean Road, whether the plantation is screened with a minimum 20m wide indigenous or native vegetation buffer, including understorey.

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Application Requirements

All permit applications for buildings and works must be accompanied by:

- A site analysis including site context plan and design response.
- A landscape plan demonstrating how any buildings and works minimise impacts on the surrounding landscape by screening and blending into the natural environment and utilising appropriate species, and demonstrating how the affected area will be remediated after development.

6.0

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Reference Documents

- Great Ocean Road Region Landscape Assessment Study (Planisphere, 2003)
- The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).