

09/05/2019
C006Pt1fisi

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO3.

COASTAL FRINGE

1.0

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Statement of nature and key elements of landscape

The orientation and coastal conditions of the Islands (French Island, Sandstone Island and Elizabeth Island) within the significant Ramsar wetlands of Westernport Bay has created a rich diversity of coastlines that provide visual interest and also contribute to an untouched or undeveloped character. The Islands are a key coastal feature within Western Port Bay, with State significance.

The coastal fringe of French Island varies across distinct coastlines, including small bays, headlands, sandy beaches, pebble beaches, mangroves and saltmarshes. Low tidal mudflats are also found at various locations.

Western Port Bay can be viewed from multiple points within the Coastal Fringe, one key characteristic being the wetlands and coastal saltmarshes, which are significant breeding and feeding habitats for a wide variety of water birds, reptiles and mammals year round. The saltmarshes in particular are of national significance.

The primary land use within the Coastal Fringe is conservation and land management.

Key characteristics of the landscape include:

- Ramsar Wetlands.
- The French Island Marine National Park.
- Sensitive coastal mangroves and saltmarshes.
- Clear views to Westernport Bay and Phillip Island.
- Views from the water to the western side of French Island, which show an untouched and rugged coast.

The Coastal Fringe character area is of State significance.

2.0

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Landscape character objectives to be achieved

- To maintain and enhance the varied coastal landscapes of French, Sandstone and Elizabeth Islands and protect long range views to the mainland and Phillip Island, long range views back to the Islands, and mid-range views along the coastlines.

3.0

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Permit requirement

A permit is not required to construct a building or construct or carry out works if all of the following conditions apply:

- The height of the building or works is less than 5 metres.
- Proposed excavation or filling is less than 1 metre in depth.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials and colours that blend with the landscape.

A permit is required to remove, destroy or lop native vegetation.

4.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan identifying existing and proposed buildings, including the external colours, materials and finishes of proposed buildings.
- A design response statement that demonstrates how the development responds to the landscape character area.
- A landscape plan showing existing vegetation, and native vegetation proposed to be removed and to be planted, which must include the use of local species (i.e. native vegetation that is a feature of the landscape character area).

5.0

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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:

- Whether the development will be detrimental to the natural physical features or resources of the area.
- Whether the development will be detrimental to the scenic and visual values of the coastal landscapes.
- Whether the development will be visible from a public road or other vantage point or from the French Island National Park.
- The need for a landscape impact assessment report, prepared by a properly qualified person and to the satisfaction of the responsible authority.
- Whether the siting, height, scale, materials and form of proposed development has been designed to have least visual impact on the coastal landscape and scenic views.
- The availability of reasonable alternative sites, alternative building designs or alternative construction practices for proposed buildings and works that would better meet landscape character objectives of this schedule, having regard to the size and topography of the land and the form and nature of the proposed buildings and works.
- The Victorian Coastal Strategy 2014 siting and design guidelines.
- Whether vegetation will be removed.
- The need to revegetate or landscape the site.
- If appropriate, the views of the Department of Environment, Land, Water and Planning.