

03/12/2009
C21**SCHEDULE 4 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

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

LAKE YAMBUK TO PORT FAIRY COAST**1.0**03/12/2009
C21**Statement of nature and key elements of landscape**

The coast from Lake Yambuk to Port Fairy is a contrasting mix of rugged, rocky coastline and long sandy beaches and dunes. There are notable scenic features at Lake Yambuk and The Craggs and these, combined with the panoramic views to Lady Julia Percy Island, make this stretch of coast regionally significant.

Lake Yambuk is a picturesque inland lagoon that is trapped behind the dune system, and The Craggs is a notable headland with high cliffs just outside Port Fairy. This is a largely untouched and attractive coastal landscape that is accessible to visitors, but still offers a sense of seclusion and remoteness.

The landscape is notable in Victoria's Western region as the point at which the rolling volcanic plains intersect with the sea. It has high Aboriginal significance with many known heritage sites along the coast, around The Craggs and at Lake Yambuk, and offshore at Lady Julia Percy Island.

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C21**Landscape character objective to be achieved**

To increase the coverage of native and indigenous vegetation, particularly in corridors that link to vegetated hillsides, and adjacent to Lake Yambuk.

To protect and enhance indigenous coastal vegetation and ensure that it is the dominant feature of the landscape within the coastal strip.

To protect locally significant views and vistas, including long and extensive views of the coastal and hinterland landscape from main roads throughout the landscape, and largely natural and unbuilt views of lakes and other water bodies from their edges.

To ensure that development in and around settlements within the landscape does not impact on the characteristics of surrounding landscapes, including key views and viewing opportunities.

To ensure that long stretches of the coastal strip between Lake Yambuk and Port Fairy remain free of visible development.

To ensure that the settlement of Port Fairy has a clearly defined boundary between it and the natural landscape beyond.

To protect the largely natural and undeveloped character of the landscape, viewed from, at or near the coast.

To minimise the visual prominence and intrusion of developments on the coastal edge.

To encourage landscape change that is consistent with the cultural heritage values of the landscape.

To minimise the visibility of infrastructure, particularly in visually prominent areas of the landscape.

To retain the character of the rural hinterland landscape, including cultural elements such as dry stone walls and rocky outcrops.

To ensure that shelter belt planting remains a feature of the rural hinterland landscape.

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of the Lake Yambuk to Port Fairy Coast as a place of significant Aboriginal cultural heritage value.

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Permit requirement

A permit is not required to construct a building or construct or carry out works where:

- A building is for agricultural purposes and it has a gross floor area less than 70m² and a height less than 8 metres above natural ground level.
- A dwelling has a height less than 8 metres above natural ground level.
- Buildings are setback a minimum of 200 metres from the sea, estuary or wetlands.
- Fences are timber post and rail or post and wire and have a height of less than 1.5 metres.
- Works are for agricultural purposes including raised bed cropping, stock grazing and associated supporting farming infrastructure.

A permit is required to remove, destroy or lop any vegetation except where:

- The vegetation is recognised by the Department of Sustainability and Environment as an environmental weed.
- The vegetation is dead.
- The vegetation has been planted for gardens or for horticultural purposes.
- The works are for a minor utility installation.

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Decision guidelines

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

- The proposed development includes the use of indigenous vegetation in preference for exotic, except for the use of non-invasive exotic species (that are already a feature of the area) in open rural areas away from lakes and watercourses.
- The proposed development is integrated with the landscape through the use of appropriate indigenous vegetation.
- The proposal includes the retention of existing shelterbelts in open rural areas away from lakes and watercourses to act as a buffer to new development.
- Buildings, structures and other developments that occur in view fields are designed and sited so as to retain the character and quality of the views unless it can be shown that equivalent publicly accessible vistas are available nearby.
- Development within the coastal strip that cannot be prevented (e.g. development for essential public purposes):
 - is sited on the inland slope of dunes (avoid buildings protruding above the dune ridgeline);
 - is set among existing vegetation, maximising the retention of coastal vegetation;
 - utilises appropriate indigenous vegetation to further integrate the development with the landscape;

- is designed to follow the contours or step down the site and avoid visually dominant elevations;
 - minimises overlooking of the foreshore;
 - avoids access in highly visible or undisturbed areas;
 - is sited sparsely, minimising visibility and maximising the retention of coastal vegetation;
 - minimises building footprints and heights, with servicing managed so as not to adversely impact the foreshore landscape (overshadowing of the public foreshore should be avoided);
 - utilises materials and colours that compliment the coastal environment, with consideration as to how the materials will weather over time; and
 - minimises and clearly defines pedestrian and vehicular facilities through the coastal landscape.
- Development on prominent hill faces and coastal dunal slopes can be avoided wherever possible.
 - Development that cannot be avoided on dunal ridgelines and other ridge tops:
 - Are located to avoid the loss of vegetation;
 - Are constructed of lighter materials to minimise visibility against the sky.
 - The proposed development is set back a sufficient distance from roads and whether the proposal mimicks traditional homestead clusters by grouping buildings in the landscape.
 - The proposed development utilises low scale building forms, tucked into the landscape, with simple building details.
 - Buildings near lakes and waterways is designed to be low scale and set back a sufficient distance to allow for the protection or rehabilitation of a substantial zone of riparian vegetation (e.g. over 100 metres).
 - Development is designed to minimise need for earthworks on the site.
 - Buildings and structures are sited away from landscape features such as rocky outcrops wherever possible.
 - Lost, old, degraded or incomplete vegetated shelter belts are retained or replaced with the same species or an alternative species, suitable to the local area.
 - Low density and rural residential development:
 - Includes the use of vegetation screening to delineate property boundaries, instead of fencing;
 - Includes the use of open style fencing of a type traditionally used in rural areas is utilised (e.g. post and wire), where fencing is necessary.
 - Development will create cumulative impacts on the open rural character from key viewing corridors (e.g. touring routes, highways) and scenic lookouts.
 - New development can be setback from the coast and natural coastal landforms to ensure that buildings and structures are not visible from the foreshore.
 - Development will ensure the retention of any existing dry stone walls.
 - Ribbon development can be avoided along main roads and key touring routes.

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Reference Documents

- State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).
- Moyne Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).
- The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).