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SCHEDULE 5 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO5.

PORT FAIRY TO WARRNAMBOOL COAST

1.0

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Statement of nature and key elements of landscape

The coast between Port Fairy and Warrnambool is a landscape of regional significance, characterised by low dunes and rocky outcrops with inland waterways.

It is an open and uncluttered landscape that marks the edge of where Victoria's volcanic plains run into the sea. The rural hinterland provides a scenic backdrop for this landscape that also features significant waterways at the Merri River, Belfast Lough and Kelly's Swamp.

The Register of the National Estate lists this area for its Aboriginal significance, with ceremonial sites and middens at Thunder Point near Warrnambool, and Armstrong Bay near Killarney. The Register also includes this area as part of the whole Otway to Port Fairy coastline that is noted for its diverse and rugged landscape qualities.

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Landscape character objective to be achieved

To increase the coverage of native and indigenous vegetation, both in corridors throughout the landscape, and associated with landscape features.

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

To protect locally significant views and vistas that contribute to the character of the landscape, such as extensive vistas to low dunes and the open hinterland from the Princes Highway, and spectacular long range views to Tower Hill, and from other localised rises throughout.

To ensure that development in and around settlements and along main roads and touring routes does not impact on the characteristics of the landscape, including key views and viewing opportunities.

To ensure that long stretches of the coastal strip between Port Fairy and Warrnambool, retain a dominant natural character, free of visually intrusive development.

To retain an undeveloped appearance from foreshore and other public use areas.

To improve the appearance of low density and rural residential development, particularly on the outskirts of Warrnambool.

To ensure the ridge tops and visually prominent hill faces, are largely kept free of development.

To ensure clear visual separation between Port Fairy and Killarney.

To ensure the retention of an open plain surrounding the 'Woodbine' estate.

To ensure a reduction in visually cluttered advertising at the Dennington entrance and ensure no visual clutter along the Princes Highway and abutting land.

To reduce the visual impact of infrastructure throughout the 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 Port Fairy to Warrnambool 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 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.
- The works are for a minor utility installation.

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.

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Decision guidelines

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

- The proposal will result in an increase in habitat vegetation species, particularly around the coastal hinterland and wetlands.
- The proposal includes the retention and/or reinstatement of Monterey Cypress trees in areas of limited numbers.
- Any proposed new shelterbelt plantings are sited to retain important view lines.
- The proposal includes the retention and increase of planting through north-south indigenous vegetation corridors.
- Developments occur in view fields, whether they are designed and sited so as to retain the character and quality of views.
- Development on prominent hill faces and ridge tops can be avoided.
- Development that cannot be avoided on ridge tops:
 - is located to avoid the loss of vegetation;
 - is constructed of lighter materials to minimise visibility against the sky.
 - utilises low scale building forms, tucked into the landscape.
- The proposed development mirrors traditional homestead clusters, to reduce the impact of development on large areas of the landscape by grouping buildings in the landscape and setting back buildings a sufficient distance from roads.
- Low density and rural residential development:
 - uses permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
 - includes the retention of trees that form part of a continuous canopy beyond the property, with new trees planted in a position where they will add to such a continuous canopy.
 - utilises vegetation for screening and to delineate property boundaries, instead of fencing.
- Ribbon development along main roads and key touring routes can be avoided.

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Reference Documents

- State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).

MOYNE PLANNING SCHEME

- 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).