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SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**.

Swan Bay Landscape Area

1.0

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Statement of nature and key elements of landscape

The Swan Bay Landscape Area is a shallow tidal bay that gives a diverse range of unique open vistas, while providing a scenic backdrop to the entrance of the Borough and to the town of Queenscliff.

2.0

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Landscape character objective to be achieved

To maintain the integrity of Swan Bay's unique landscape features.

To protect the landscape values of Swan Bay and its foreshore from visual intrusion resulting from the inappropriate siting or design of buildings and works.

To protect scenic vantage points of Swan Bay and its islands from visual intrusion resulting from the inappropriate siting or design of buildings and works.

To encourage the siting, design and landscaping of buildings and works that are responsive to the landscape values of the overlay area.

To maintain and protect remnant local vegetation as an important element in the value of the Swan Bay landscape.

3.0

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Permit requirement

A permit is required to construct a fence, other than timber post and wire fencing up to a height of 1.5 metres.

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

A permit is not required for buildings and works in the Queenscliff Harbour Special Use Zone that are in accordance with a development plan approved by the responsible authority.

A permit is not required for:

- routine or preventative maintenance to existing lawfully established structures;
- minor works, landscaping and buildings less than 3 metres in height and 10 square metres in area, which are ancillary to an existing building on an allotment;
- works lawfully undertaken on behalf of the relevant Port Authority for the maintenance, repair or removal of any navigation aid or open framed marine structure;
- dredging works undertaken by, or under the authority of the relevant Port Authority to maintain navigable depths in existing channels, waterways and harbours to ensure continued access to facilities; and
- maintenance of vegetation in the course of the management of parks and gardens.

All applications must be accompanied by landscape plans showing the effects of the proposed use or development on significant landscapes and view lines.

Buildings and works shall not be sited or carried out which interfere with significant landscapes and viewlines.

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- the landscape values of Swan Bay and environs;
- visual sequences along access routes;
- the preservation of scenic vantage points;
- whether an alternative site is available on the land for the proposed buildings and works;
- the inclusion and benefit of landscaping to achieve the Schedule objectives;
- the compatibility of colours and external finishes of buildings with the character and appearance of the area;
- the effect of the siting, shape, height, and appearance of any buildings or works on the landscape qualities of the area;
- the conservation of natural vegetation and significant stands of trees; and
- *The Siting and Design Guidelines for Structures on the Victorian Coast* (Victorian Coastal Council, 1998).

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Reference documents

Coastal Spaces Landscape Assessment Study (Planisphere, 2006);

Borough of Queenscliffe Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006);

Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).