

08/09/2016
C100

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1.

COASTAL HINTERLAND LANDSCAPE AREA

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

Warrnambool is the largest coastal city in Victoria, and is bordered by scenic coasts. The proximity of the Hopkins and Merri rivers to the coast also gives the rivers, their estuaries and the coasts important landscape qualities. Coastal and coastal hinterland views are of significance to residents, visitors and the tourist industry.

2.0

19/01/2006
VC37

Landscape character objective to be achieved

To protect and enhance the scenic qualities of coastal hinterland areas.

To recognise the value of the scenic qualities of views towards the coast to residents, visitors and the tourist industry.

To maintain and enhance views from major roads and residential areas towards the coast.

To prevent the interruption of views towards the coast by inappropriate or poorly designed development or that which is sited in prominent locations.

To encourage development which does not intrude upon views of the coast.

To recognise hedgerows and established exotic vegetation as an important element of the coastal landscape.

3.0

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Permit requirement

A permit application must, as appropriate, be accompanied by a site analysis and plan(s) of the proposal (in addition to any other information required to be submitted in accordance with this Planning Scheme) which includes:

- The topography of the site and location of any existing native vegetation, sand dunes and drainage lines.
- The location of any existing and proposed buildings and works, including fences of a height of more than 1.5 metres.
- Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
- A Landscaping Plan which shows all existing vegetation, any vegetation to be removed, areas to be planted with indigenous species, and type of species to be planted. Plants recognised locally as environmental weeds should not be included.
- Photographs of the site of the proposal, as viewed from any nearby residential areas, roads, or other public activity areas towards the coast. A photographic montage or wide-angle photographs should be submitted with an accompanying plan, which shows the location from which the photographs were taken.

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Minor extensions or additions to existing buildings including pergolas, carports, and outbuildings of floor area of less than 100 square metres.
- Erection of fences not more than 1.5 metres in height.
- Informal outdoor recreation.
- Grave digging and funerary monuments.

4.0

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Decision guidelines

Before deciding on the application, the responsible authority may consider:

- The extent of intrusion of the development upon views towards the coast, particularly from existing residential areas, major roads and other public locations.
- The desirability of site responsive structures in locations of high visual prominence.
- The desirability of using exterior finishes/colours and landscape screens to reduce the impact of a development.
- The desirability of relocating the proposal to a less prominent location on the site to reduce the impact on views towards the coast.
- The need to retain and replant indigenous coastal species.
- The desirability of maintaining existing hedgerows as part of the coastal landscape and to screen existing and proposed development.