

19/01/2006
VC37

SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO2**

WESTERN PORT COAST

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

The Western Port coastal area is one of 42 sites deemed to be a Wetland of International Significance in Australia. The Western Port coastal landscape is ecologically diverse supporting a variety of fauna and flora species. The wetlands consist of swamps, salt marshes, mangroves, mud flats, floodplains, deltas, inlets and deep channels. Inland there is a mix of rural landscapes some with pockets of remnant vegetation which provide an important pre-European settlement landscape.

There are two sites of international geological/geomorphological significance, 3 of national significance, 27 of state significance and 19 of regional significance along the coast. The quality of Western Port's landscapes have been recorded and classified by the National Trust and by inclusion of some on the Register of the National Estate.

2.0

19/01/2006
VC37

Landscape character objective to be achieved

- To conserve and enhance the existing pattern of vegetation to maintain landscape quality and remaining natural ecosystems.
- To encourage development that is in harmony with the coastal landscape of Western Port.
- To encourage land management practices compatible with landscape conservation.
- To protect the coastal character of land surrounding the settlements of Blind Bight, Cannons Creek, Tooradin and Warneet.

3.0

19/01/2006
VC37

Permit requirement

Any application to construct a building should include the following information:

- Proposed external colours, materials and finishes.
- Any vegetation to be removed.
- Any earthworks to be carried out.
- Any existing buildings and works.

4.0

19/01/2006
VC37

Decision guidelines

Before deciding on an application, the responsible authority will consider:

- Whether the development will be detrimental to the natural physical features or resources of the area.
- Whether the development will require significant earthworks.
- Whether the development will be visible from public roads and other vantage points.
- The impact on plant life, animal habitats and landscape of the coastal environment (terrestrial and marine).
- The impact on the character and appearance of any area or feature of architectural, historic or scientific significance or of natural beauty, interest or importance.
- Whether vegetation will be removed.
- The need to revegetate or landscape the site.
- The views of the Department of Natural Resources and Environment.

CASEY PLANNING SCHEME

References

- Port Phillip and Westernport Regional Catchment Strategy, (August 1997) Port Phillip Regional Catchment and Land Protection Board
- Westernport Bay Strategy, (1992) Westernport Regional Planning and Co-ordination Committee
- Sites of Botanical Significance in the Western Port Region, (1984) A.M. Opie et al, Department of Conservation Forests and Lands
- Sites of Zoological Significance in the Western Port Region, (1984) D.L. Andrew et al, Department of Conservation Forests and Lands
- Sites of Geological and Geomorphological Significance in the Western Port Region, (1984) N.J. Rosengren et al, Department of Conservation Forests and Lands