

10/10/2019  
C153egip**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO1.

**NINETY MILE BEACH AND SURROUNDS****1.0**10/10/2019  
C153egip**Statement of nature and key elements of landscape**

Ninety Mile Beach is the longest stretch of uninterrupted beach in the country and the second longest in the world. This unparalleled linear landscape with its combination of sandy beaches, low dunes, peninsulas, and wetlands is set against the wild seas of Bass Strait, is visually of state significance, and potentially of national significance in that context.

Ninety Mile Beach is protected by a series of official designations - National Park, Wildlife Reserve, and Coastal Park - that recognise the remarkable ecological and scenic values of this area. The landscape is characterised by large swathes of indigenous vegetation including coastal heath, mangroves, and dune grasses, and there are vast ocean views along its entirety.

Ninety Mile Beach is listed by the National Trust as regionally significant, as part of the Gippsland Lakes region. Due to its iconic landscape features and extent, Ninety Mile Beach is an international visitor destination, featuring strongly in Victoria's tourism promotion. Lake Reeve is a bird habitat of international importance that is recognised under the Ramsar Convention, and the area includes Rotamah Island, a bird observatory managed by the Royal Australian Ornithologists Union. The area is also important for its Aboriginal cultural heritage significance; the dunal systems still containing many remnants and evidence of indigenous settlements

**2.0**10/10/2019  
C153egip**Landscape character objectives to be achieved**

To strengthen and protect indigenous coastal vegetation and ensure that it is the dominant feature of the landscape at the coastal edge.

To protect locally significant views and vistas, including natural and unbuilt views along Ninety Mile Beach.

To ensure that development in and around existing settlements does not impact on the characteristics of the landscape, including the natural and unbuilt character along Ninety Mile Beach.

To reduce the visual impact of buildings and structures at the coastal edges of large settlements.

To minimise any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.

To avoid buildings set high on dunes or development that will be visible on the skyline.

To minimise the visual impact of signage and infrastructure adjacent to Ninety Mile Beach or in areas of high visibility.

To recognise and protect the landscape of the Ninety Mile Beach as a place of significant Aboriginal cultural heritage value.

**3.0**10/10/2019  
C153egip**Permit requirement**

A permit is required to remove, destroy or lop native vegetation, except where exempt under Clause 52.17.

A permit is required to construct a fence other than a post and wire fence up to 1.8 metres in height.

A permit is not required for:

- Buildings and works for which an exemption applies under the provisions of an Environmental Significance Overlay applying to the land.
- Buildings and works associated with informal outdoor recreation.

- Minor buildings associated with agriculture, existing industry or utility installations up to 3 metres in height and 20 square metres in area.
- Works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

#### 4.0

10/10/2019  
C153egip

#### Application requirements

None specified.

#### 5.0

10/10/2019  
C153egip

#### Decision guidelines

Before deciding on an application, the responsible authority must consider, where appropriate:

##### Native Vegetation Removal

- The impact of the native vegetation removal on the valued character of the state significant Ninety Mile Beach landscape.
- The species of vegetation, its age, health and growth characteristics.
- Whether the vegetation is isolated or part of a patch.
- The availability of sufficient unencumbered land to provide for offsets.
- The impact of the vegetation on the structural integrity of existing or future buildings, including foundations.
- Vegetation management requirements to reduce fire hazard, prevent erosion and maintain flood control measures.

##### Buildings and Works

- Whether the proposal includes the use of indigenous or native vegetation in favour of exotic for all landscaping works in this area.
- Whether the contrast between the landscape and the proposed development is minimised for any proposal within 500 metres of important scenic lookouts.
- The impact of developments visible from all key viewing corridors (e.g. touring routes, highways) and scenic lookouts on the natural landscape character of these views, and the availability of unencumbered scenic views to the ocean, or lakes.
- Whether the visual intrusion of development is minimised by utilising low scale building forms, tucked into the landscape with colours and materials that reduce contrast with the landscape and distant visibility.
- Where buildings cannot be avoided outside settlements, whether the proposed development is inappropriately located too close to a main road or key touring route.
- - Whether the visibility of proposed buildings or structures is minimised from the foreshore on the Bass Strait coast by setting new development back from the coast and natural coastal landforms. Where development within the coastal strip cannot be prevented, whether the proposal:
  - 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;

## EAST GIPPSLAND PLANNING SCHEME

- minimises overlooking of the foreshore; and
  - avoids access in highly visible or undisturbed areas.
- Whether the proposed development is an extension or alteration to a development already in existence on the land.

### **Background documents**

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

*East Gippsland 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).