

11/05/2017
C27

SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO3.

THE NARROWS

1.0

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Statement of nature and key elements of landscape

The Narrows is an avenue of cypress trees that provides a bold entrance to the Borough.

The Bellarine highway is flanked to the south by the steep primary dune, which contrasts with the scenic views and landscapes visible to the north of Swan Bay and its islands.

The key element of the landscape is the avenue of cypress trees and the vistas of Swan Bay.

2.0

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Landscape character objective to be achieved

To ensure that the scenic value of the Bellarine Highway through the Narrows and the vistas to Swan Bay are not compromised by inappropriate development.

To maintain the natural coastal landscape character on the southern side of the Bellarine Highway through The Narrows as a break between the urban areas of Queenscliff and Point Lonsdale.

To recognise and protect The Narrows as an entrance feature to Queenscliff and Point Lonsdale.

To control the location and minimise the visual impact of any building, structures, or works.

To protect the avenue of cypress trees as an important landscape feature of the Borough.

To maintain and enhance remnant coastal vegetation as an important element of the significant landscape.

3.0

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Permit requirement

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

A permit is not required for:

- routine or preventative maintenance to existing lawfully established structures; 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 view lines.

All new buildings on the southern side of the Bellarine Highway must be set back 15 metres from the Bellarine Highway frontage.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- the preservation of the landscape values and features outlined in the objectives to the Schedule;
- visual sequences along access routes;
- the preservation of scenic vantage points;
- whether an alternative site is available on the land for any proposed buildings and works;
- the inclusion and benefit of landscaping to achieve the schedule objectives;
- the compatibility of colours and external finishes of buildings that fit the character and appearance of the area;

QUEENSCLIFFE PLANNING SCHEME

- conservation of natural vegetation and significant stands of trees;
- *The Siting and Design Guidelines for Structures on the Victorian Coast* (Victorian Coastal Council, 1998).