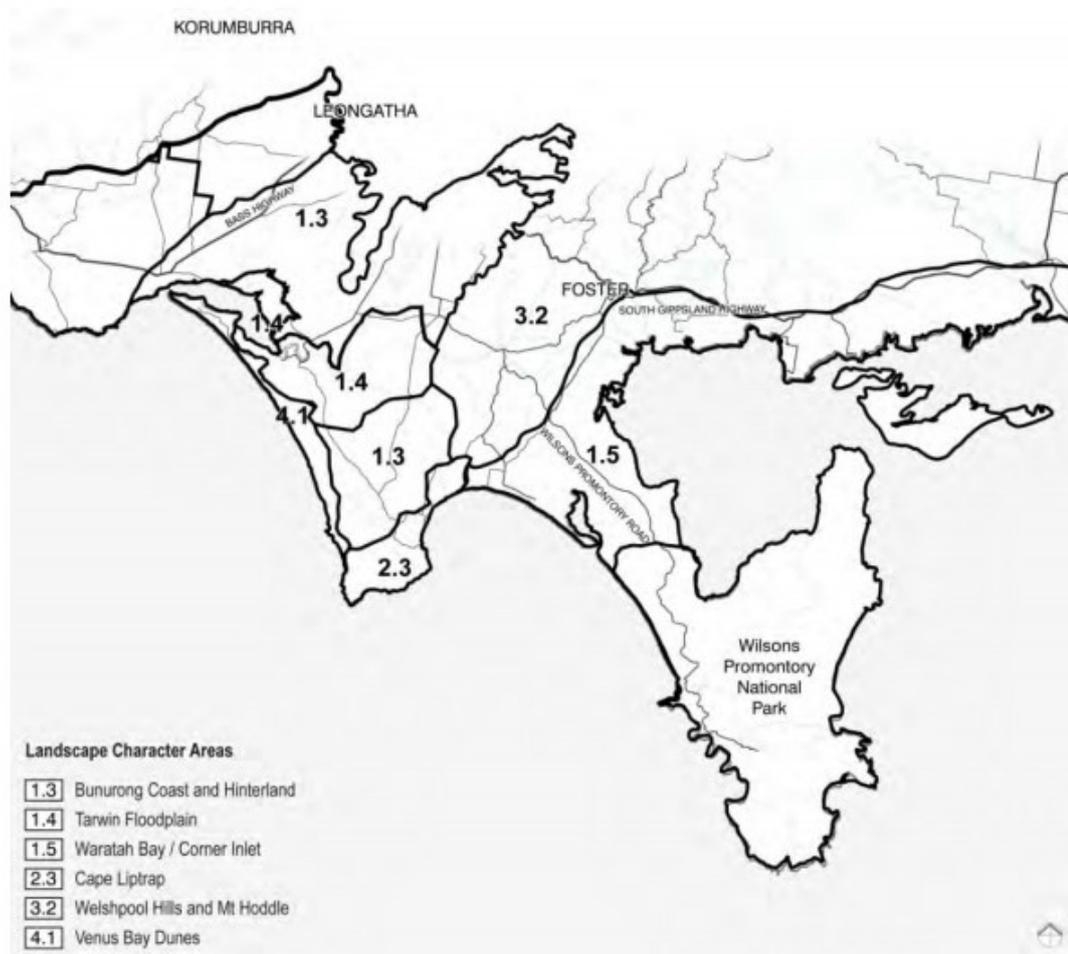


**21.20**13/08/2020  
C115sgip**LANDSCAPE CHARACTER AREAS****21.20-1****Overview - Landscape Character Areas**

The *Coastal Spaces Landscape Assessment Study (2006)* assessed the coastal landscapes of the Shire and identified six unique Character Areas. These are shown on the Landscape Character

Areas map and described in this Clause. Further detail, including Landscape Management Guidelines, is found in the *Coastal Spaces Landscape Assessment Study: South Gippsland Municipal Reference Document (2006)*.

**21.20-2****Overview - Character Area 1.3 – Bunurong Coast and Hinterland**

This area includes the diverse and rugged Bunurong coastline between Kilcunda and Inverloch in Bass Coast Shire, and a largely cleared, rolling pastoral hinterland extending inland to the Strzelecki Range and east to Cape Liptrap (including the Bald Hills) in South Gippsland Shire. Along the Bass Strait coast, high sand dunes, sea cliffs, rocky headlands, rock stacks and beaches are valued landscape features. The immediate hinterland is largely undeveloped and in part supports native heathy vegetation in coastal reserves. Further inland, open grazing land is interspersed with corridors of native vegetation (especially riparian reserves and at roadsides), exotic windbreaks, farmhouses and settlements.

**21.20-3****Objectives**

Ensure appropriate land use and development in the vicinity of the Bunurong Coast and hinterland.

**21.20-4 Strategies**

Retain clear views of the coastal dunes, cliffs and formations from coastal areas coastal roads.

Protect and enhance the character of the near-coastal hinterland by encouraging the progressive revegetation of rural land adjoining coastal reserves, and by siting developments at long setback distances from the coast and out of view of key viewing locations.

Maintain extensive rural character outside settlements by siting new development long distances apart, back from roads and amongst vegetation, and siting large-scale built development within or close to existing built areas to avoid dominance of built form over the open pastoral hinterland.

**21.20-5 Implementation**

Strategies at Clause 21.20-4 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

**21.20-6 Overview - Character Area 1.4 - Tarwin Floodplain**

This area comprises a wetland environment with very flat topography surrounding the Tarwin River Estuary and part of Anderson Inlet, primarily used for agricultural purposes. The area extends inland to include the flood plains of the Bald Hill Creek and Fish Creek and their confluence with the Tarwin River. Open views are experienced throughout owing to lack of topographic and vegetative screening.

**21.20-7 Objectives**

Ensure appropriate land use and development in the vicinity of the Tarwin Floodplain.

**21.20-8 Strategies**

Protect locally significant views and vistas which contribute to the character of the Area, particularly expansive, open out views between Tarwin Lower and Venus Bay, and open views across Anderson Inlet.

Protect the flats between Townsend Bluff and Tarwin Lower from visually dominant development.

Retain the sense of uncluttered openness throughout the Character Area.

Where development on the flats cannot be avoided, use low scale building forms and appropriate materials and colours that are not highly visible, particularly from main road corridors.

**21.20-9 Implementation**

Strategies at Clause 21.20-8 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

**21.20-10 Overview - Character Area 1.5 - Waratah Bay/Corner Inlet**

This low-lying, flat area covers a long stretch of varied coastline at the gateway to Wilsons Promontory. The area exhibits a strong and open rural character wedged between the dramatic topographies of the lower Strzelecki Range and Wilsons Promontory. Scenic coastal landforms and extensive views to the Promontory provide valued visual links to natural landscapes. To the north, the Strzelecki Range and Mount Hoddle form the boundary and create prominent landscape features adjoining the flat plains. Low density development is scattered throughout, with several small lifestyle settlements on the coast and medium sized rural towns in the east.

**21.20-11 Objectives**

Ensure appropriate land use and development in the vicinity of Waratah Bay/Corner Inlet.

**21.20-12 Strategies**

Protect the rural character and views that create a scenic ‘gateway’ to Wilsons Promontory (especially along Foster – Promontory Road), by restricting linear urban sprawl or the cluttering of built development.

Ensure that long stretches of the coastal strip remain free of development of any kind.

Reduce the visibility of buildings or structures, within the coastal strip, outside settlements.

Carefully manage development at the Corner Inlet coastal edge to retain intact natural coastal character by restricting heights of dwellings, controlling colours and clustering development at already developed centres (e.g. Port Welshpool).

Contain linear residential expansion of Waratah Bay along access road and avoid exposure of built form above low dunes.

Minimise clutter of built elements throughout hinterland areas to protect the rural character.

**21.20-13 Implementation**

Strategies at Clause 21.20-12 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

**21.20-14 Overview - Cape Liptrap**

This elevated area consists of a broad rocky headland with a flat undulating plateau creating a unique landscape unit extending from Cape Liptrap to the township of Waratah Bay. Natural landscape features include rugged coastal cliffs. Beaches are scenic and valued elements of the area and intact coastal vegetation communities dominate the few small settlements that occur along the Waratah Bay edge. Historic built elements including Cape Liptrap Lighthouse and limestone kilns at Walkerville add character to the wild natural landscapes.

**21.20-15 Objectives**

Ensure appropriate land use and development in the vicinity of Cape Liptrap.

**21.20-16 Strategies**

Maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout Cape Liptrap.

Preserve the landscape setting for landmarks or features of cultural heritage significance, such as the Cape Liptrap Lighthouse and limestone kilns at Walkerville.

Control the design and siting of development in Walkerville/Walkerville South by:

- minimising visual intrusion of development into public use areas on the beach
- maintaining continuous indigenous vegetation canopy
- reducing distant visibility through the use of darker colours / non-reflective materials
- Ensure development on private land adjoining the coast is set back from the cliff top/coast so as to retain a dominant natural character and views to coastal and near-coastal hinterland features.

**21.20-17 Implementation**

Strategies at Clause 21.20-16 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

**21.20-18 Overview – Character Area 3.2 – Welshpool Hills and Mount Hoddle**

This hilly area stretches from Waratah Bay almost to Yarram and is part of the Strzelecki Range landform that extends inland to Warragul and west to the Bass Hills. The southern edge rises sharply from flat coastal plains forming the topographic ‘amphitheatre’ setting to Corner Inlet. Mount Hoddle and the Welshpool Hills are prominent and regionally significant landforms that are highly visible backdrops to coastal and coastal hinterland areas from Yarram to Waratah Bay, while Mount Hoddle is visible as far west as Tarwin Lower and Venus Bay. Much of the area has a cultural landscape quality of cleared land and exotic vegetation and there is a distinct absence of built elements in prominent locations, with the exception of a large wind energy facility in the hills above Toora.

**21.20-19 Objectives**

Ensure appropriate land use and development in the vicinity of the Welshpool Hills and Mount Hoddle.

**21.20-20 Strategies**

Ensure ridge tops and visually prominent hill faces are largely kept free of development, particularly slopes visible from the coast and coastal hinterland such as between Mount Hoddle and the municipal boundary with Wellington Shire.

Encourage development to be tucked into in the inland rolling topography and away from prominent viewing locations and skylines.

Ensure large scale infrastructure is sited out of the coastal viewshed wherever possible and away from prominent locations.

**21.20-21 Implementation**

Strategies at Clause 21.20-20 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.

**21.20-22 Overview – Character Area 4.1 – Venus Bay Dunes**

Extending from Point Smythe at the mouth of Anderson Inlet almost to Cape Liptrap, this area contains large coastal dune landforms extending for up to one kilometre inland. A large portion of the area is reserved as part of Cape Liptrap Coastal Park and, with the exception of the sprawling settlement of Venus Bay in the north, is undeveloped. South of Venus Bay, the area is largely inaccessible except by four-wheel drive. The high dunes are a background landscape feature to the inland agricultural plains for much of the length of the area.

**21.20-23 Objectives**

Ensure appropriate land use and development in the vicinity of the Venus Bay dunes.

**21.20-24 Strategies**

Retain the natural and undeveloped character of the Bass Strait coastal edge by avoiding buildings and structures outside the settlements.

Enhance the dominant vegetated character of the Venus Bay Peninsula as viewed from Anderson Inlet.

Ensure buildings are integrated with their surroundings by using darker colours and landscaping around dwellings to minimise contrast and distant visibility, particularly on the eastern edge of the Character Area

**21.20-25 Implementation**

Strategies at Clause 21.20-24 are to be implemented via the consideration of planning permit applications and Planning Scheme amendments.