

25/07/2019
C121sgip**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2.

CAPE LIPTRAP TO WARATAH BAY**1.0**25/07/2019
C121sgip**Statement of nature and key elements of landscape**

Cape Liptrap and surrounds is a diverse coastal landscape of State significance, comprising spectacular views and dramatic rock formations.

This is a remote and natural landscape with few settlements and long stretches of sandy beach, which is home to intact heathland and coastal forest communities. The area includes spectacular geological complexes with ancient Cambrian rocks and limestone cliffs, and remarkable landforms at Cape Liptrap and at Arch Rock. There are also unforgettable ocean views from high points such as the Cape Liptrap lighthouse, particularly across Waratah Bay to the dramatic profile of Wilsons Promontory.

In addition to its visual qualities, the landscape has significant cultural heritage and environmental values. The area is recorded on the Victorian Heritage Register and is recognised by the National Trust for relics of the lime burning industry at Walkerville South, with the ruins of several kilns still evident at the base of the cliffs. The area is also notable for shipwrecks off shore, and the remains of many Aboriginal camps with middens containing shellfish, flints and charcoal. The fauna and flora of the area are also highly valued, with some 270 species of flowering plants including 27 orchids and many threatened species.

2.025/07/2019
C121sgip**Landscape character objectives to be achieved**

To maintain, improve and protect indigenous vegetation, particularly at roadsides and in riparian strips throughout the landscape, and to ensure that it is the dominant feature of the landscape, particularly when viewed from the foreshore.

To protect locally significant views and vistas that contribute to the character of the landscape, including open views to Wilsons Promontory, the Toora Hills and Mt Hoddle.

To protect scenic vistas near the coast between Cape Liptrap and Walkerville, and views across Waratah Bay to Wilsons Promontory.

To protect the rural character and views that create a scenic 'gateway' to Wilsons Promontory.

To ensure that development in and around settlements does not impact on the characteristic of the landscape, including key views and viewing opportunities.

To manage development at the coastal edge of settlements so that the intact, natural, coastal character is the dominant feature of the landscape.

To minimise the visual intrusion of development within Walkerville and Walkerville South to views from the public foreshore and distant views (including offshore).

To contain the expansion of the settlements of Walkerville and Walkerville South into the vegetated and undeveloped landscapes between and adjacent to the settlements.

To ensure buildings and structures sit within, rather than dominate the landscape throughout the area.

To ensure minimum visibility of buildings and structures within the coastal strip.

To maintain the dominance of the natural landscape and vegetation on hill faces and ridges throughout the area.

To retain the natural and undeveloped character of the coastal strip between settlements by avoiding or carefully siting and designing development.

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

To retain the open, rural character of the hinterland landscape.

To minimise the visual intrusion of signage and infrastructure, particularly in the landscape between settlements.

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

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of Cape Liptrap to Waratah Bay as a place of significant Aboriginal cultural heritage value.

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Permit requirement

A permit is not required for:

- A building or extension to an existing building where all of the following are met:
 - The building is single storey and no more than 5 metres in height above natural ground level;
 - Has a total area of less than 250 square metres; and
 - Is constructed in muted, non reflective tones.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements

A permit is required to remove, destroy or lop native vegetation. This does not apply in the following circumstances:

- Vegetation that is dead.
- The minimum extent of vegetation necessary for the maintenance of existing fences.

A permit is required to remove, destroy or lop non indigenous vegetation. This does not apply in the following circumstances:

- Vegetation that is dead.
- The minimum extent of vegetation necessary for the maintenance of existing fences.
- Is within a garden.
- Is less than 7.5 metres in height.
- Is senescent tree rows outside a garden.

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

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Application requirements

None specified.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings are sited and designed to maximise retention of existing vegetation throughout the area, and whether the proposal provides for the planting of new indigenous coastal vegetation wherever possible.

SOUTH GIPPSLAND PLANNING SCHEME

- Whether landscaping around buildings uses indigenous species (e.g. Eucalyptus or Melaleuca spp.) or non-invasive exotic / native feature planting that is already a feature of the character (e.g. existing shelterbelts).
- Whether the proposal utilises indigenous vegetation for screening and to delineate property boundaries or open style fencing (e.g. post and wire) where important views would be interfered with by vegetation.
- Whether proposed development in landscapes visible from the coast between Cape Liptrap and Walkerville is sited and designed to avoid visual intrusion by being set back from the coast and hidden by topography, or using low building forms, darker colours and non-reflective materials and landscaping with indigenous vegetation.
- Whether the visibility of the proposed development is minimised in landscapes visible within 500 metres of formal scenic lookouts in the Character Area, including Cape Liptrap Lighthouse.
- Whether the proposed development is kept below the dominant tree canopy height.
- Whether the visual intrusion of the proposed development is reduced by utilising low scale building forms, tucked into the landscape, with the use of materials and colours that occur in the local area.
- In flatter locations, whether the proposed development is substantially set back to minimise visual intrusion and retain a dominant natural character within 500 metres of the edge of the coast.
- In steep or hilly locations, whether buildings are designed to follow the contours or step down the site, to minimise need for earthworks on the site and articulate buildings into separate elements to avoid visually dominant elevations.
- Whether the proposed development utilises permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
- Whether the proposed development retains the character of large open rural areas offering scenic views by siting developments back from roads, amongst vegetation and low in topography.
- Whether proposed building heights and footprints are minimised to retain an undeveloped appearance from foreshore and other public use areas.
- Whether proposed buildings and structures are sited a sufficient distance away from landmarks or features of cultural heritage significance.
- Whether the proposed development maintains an isolated setting to the Cape Liptrap lighthouse and avoids competition for visual dominance.
- Whether the proposal contributes to the preservation of landscape conditions and settings of places of Aboriginal cultural heritage value.
- The need for the sparse location of buildings and structures outside of settlements, to avoid the loss of existing vegetation

6.0 BACKGROUND DOCUMENTS

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

South 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).