

30/05/2013
C29**SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO3**.

GREAT OCEAN ROAD LANDSCAPE AREA – PETERBOROUGH TO PRINCETOWN**1.0**30/05/2013
C29**Statement of nature and key elements of landscape**

The coastal area between Peterborough and Princetown is an undulating landscape of cliffs and estuaries that possesses constantly evolving features of national significance. These spectacular features, including London Bridge, The Arch, Sentinel Rock, Loch Ard Gorge and the Twelve Apostles, attract national and international tourists. The area also contains significant estuarine and intertidal aquatic environments including the Sherbrooke River, Port Campbell Creek and Curdies Inlet.

The Great Ocean Road meanders through the coastal landscape offering views and vantage points that are framed by topography and vegetation. The coastal heathland scrub that characterises the Port Campbell National Park on the seaward side also extends into the road reserve on the northern side. The experience of travelling along the road is therefore highlighted by sequences of enclosure within the scrub interspersed with spectacular views of coastal features and the ocean to the south, and expansive vistas across rolling pastoral land to the north.

The ground-hugging scale of much of the vegetation, mainly low heath with occasional grasslands and taller casuarinas, means that normal structures and buildings are highly visible within the otherwise untamed character of the coast.

2.030/05/2013
C29**Landscape character objective to be achieved**

To recognise the landscape significance of the coastal environment.

To protect and enhance the visual character and environmental quality of the Great Ocean Road coastal area.

To retain the dominance of the undeveloped landscape in coastal areas between townships.

To retain clear views of the coastal cliffs and formations from coastal areas.

To ensure that development is integrated with the landscape.

To minimise the visual impact of buildings and structures, particularly along the coastline and on hill faces and ridges.

To improve the appearance of residential development located on the fringes of townships.

To retain the dominance of an indigenous natural landscape between townships in the coastal area.

To increase indigenous vegetation inland, particularly to highlight landscape features such as creek valleys.

3.030/05/2013
C29**Permit requirement**

A permit is not required for:

- An alteration or extension to an existing dwelling where all of the following are met:
 - The floor area of the alteration or extension is not more than 100 square metres greater than the existing dwelling

- The alteration or extension is physically contiguous with the existing dwelling such that it is accessible from within the existing dwelling.
- No part of the alteration or extension exceeds a height of 7 metres above natural ground level.
- The exterior of the alteration or extension is finished in muted, non-reflective tones.
- An alteration or extension to a building used for Agriculture, where all of the following are met:
 - The setback of the building from a road boundary is not reduced.
 - The floor area of the agricultural building is not more than 100 square metres.
 - No part of the alteration or extension exceeds the maximum height above natural ground level of the existing building.
 - The materials and finishes of the extension or alteration match the colour of the existing building.
- The construction of a post and wire farm fence up to 1.8 metres in height.
- Earthworks, filling, land forming, excavations and retaining walls that are either not more than one metre in height or depth.
- A water tank.
- The installation of underground infrastructure.

4.0

30/05/2013
C29

Decision guidelines

In considering applications the responsible authority should consider, where appropriate:

Buildings and Works

Siting and design

- Whether new buildings are sited to avoid visually prominent locations, particularly:
 - Ridgelines;
 - Hillsides visible from the Great Ocean Road.
- Whether new buildings are designed to respond to the characteristics of the site and locality, demonstrating a high standard of contemporary expression and finish.
- Whether buildings are designed to:
 - Avoid visually prominent wall and roof forms;
 - Be articulated into separate elements;
 - On sloping sites, follow the natural contours or step down the site;
 - Incorporate materials, colours and finishes designed to blend with the surrounding landscape.
- Whether buildings and works are set back from the Great Ocean Road a sufficient distance to protect the visual and environmental significance of the landscape.
- Whether the proposed development is designed to minimise the need for earthworks on the site.
- Whether any proposed car parking areas are designed to:

- Minimise visibility from the Great Ocean Road;
- Avoid large expanses of impervious surfaces;
- Incorporate landscaping suited to the character of the site.

Settlement

- Where located near Port Campbell or Peterborough, whether the proposal contributes to the creation of a definite visual edge to the settlement.

Infrastructure and Signage

- Whether infrastructure such as powerlines and utility services is located underground wherever possible.
- Whether infrastructure is sited to minimise visibility from the coastline and the Great Ocean Road.
- Whether advertising signs are designed and sited to:
 - Minimise impacts on landscapes and views;
 - Integrate with the design of buildings on the site;
 - Utilise colours and forms that do not detract from the landscape character of the locality;
 - Avoid visual clutter.

Vegetation

- Whether the proposal retains existing indigenous trees and understorey and provides for the planting of new indigenous vegetation wherever possible.
- Whether any trees lost due to development are proposed to be replaced with indigenous trees that will grow to a similar size.
- Where commercial timber plantations are proposed adjacent to the Great Ocean Road, whether the plantation is screened with a minimum 20m wide indigenous or native vegetation buffer, including understorey.

5.0

30/05/2013
C29

Application requirements

All permit applications for buildings and works must be accompanied by:

- A site analysis including site context plan and design response.
- A landscape plan demonstrating how any buildings and works minimise impacts on the surrounding landscape by screening and blending into the natural environment and utilising appropriate species, and demonstrating how the affected area will be remediated after development.

6.0

30/05/2013
C29

Reference Documents

Great Ocean Road Region Landscape Assessment Study (Planisphere, 2003)

The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).

Shire of Heytesbury Landscape Assessment. (Jeavons, M., 1990)