

26/04/2013
C107**SCHEDULE 2 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO2****GIPPSLAND LAKES****1.0**29/07/2010
C68**Statement of nature and key elements of landscape**

The Gippsland Lakes are of state significance as a unique estuarine environment with a network of lakes fringed by Ninety Mile Beach and extensive coastal dune systems.

Within the East Gippsland Shire, Lakes Victoria and King are the most prominent water features in this landscape but there is also a collection of islands and small peninsulas that contribute to its visual significance. It is the interplay of these features and their vegetated and undeveloped backdrop that make this landscape a valued scenic resource and Victorian icon.

As well as its visual qualities, also recognised by the National Trust, this landscape contains some of the most significant and well known environmental and recreational areas in the state. The Ramsar Convention notes this landscape as a wetland system of international significance, and there is a diverse array of flora and fauna, including many endangered species. There are some 60 sites of scientific interest in the area, including sites of geological and geomorphologic significance associated with the sand barriers that have led to the formation of the Gippsland Lakes. The Gippsland Lakes are a highly significant Aboriginal cultural landscape. Evidence of traditional indigenous occupation of this unique system of waterways is commonplace and is found in the form of shell middens, flaked stone artefacts, scarred trees and other traditionally significant sites and places.

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C68**Landscape character objective to be achieved**

To strengthen the presence of native and indigenous vegetation throughout the landscape, particularly adjacent to lakes, rivers and other waterbodies as well as along roadsides, and in settlements and riparian strips.

To protect the cultural vegetation patterns in rural areas.

To protect locally significant views and vistas that contribute to the character of the landscape, including scenic lookouts and recreation locations with views over the Gippsland Lakes.

To protect locally significant views and vistas, including expansive open views across the inland lakes and 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, particularly the natural and unbuilt character at the edge of the Gippsland Lakes.

To manage the impact of new development on the sense of space and openness in the rural landscape.

To protect the largely natural and unbuilt views of Lakes King and Victoria from the lakes' edges.

To encourage the appropriate siting and design of native hardwood plantation forests that protects the character and viewing of the area.

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, particularly adjacent to the Gippsland Lakes or areas of high visibility.

To recognise, and protect, the landscape of the Gippsland Lakes as a place of significant Aboriginal cultural heritage value.

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Permit requirement

A permit is required to remove, destroy or lop 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.

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Decision guidelines

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

Vegetation Removal

- The impact of the vegetation removal on the valued character of the state significant Gippsland Lakes landscape.
- The impact of the removal of the vegetation on existing cultural vegetation patterns (i.e. shelter belts, roadside vegetation) in rural areas.
- 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 retention of existing native trees and understorey, and whether it provides for the planting of new native vegetation, particularly for rehabilitation works at the edges of lakes.

- Whether the proposal uses native vegetation in preference for exotic, except for the use of non-invasive exotic species (that are already a feature of the area) in open rural areas away from lakes and watercourses.
- Whether the proposal includes the retention of existing shelterbelts in open rural areas to act as a buffer to new development.
- Where development cannot be prevented outside settlements, whether buildings and structures are sited a sufficient distance away from main roads and key touring routes.
- Whether the proposal minimises the contrast between the landscape and built development for any development within 500 metres of important scenic lookouts.
- Whether buildings are designed near lakes and waterways to be low scale and set back a sufficient distance to allow for the protection or rehabilitation of a substantial zone of riparian vegetation (e.g. over 100 metres).
- Whether plantations are sufficiently set back from lake edges and avoid highly visible locations.
- Whether any proposed non-boating infrastructure is sufficiently set back from lakes and lake edges.
- 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 proposed buildings or structures:
 - are sited on the inland slope of dunes (avoid buildings protruding above the dune ridgeline);
 - are set among existing vegetation, maximising the retention of coastal vegetation;
 - utilise appropriate indigenous vegetation to further integrate the development with the landscape;
 - are designed to follow the contours or step down the site and avoid visually dominant elevations;
 - minimise overlooking of the foreshore; and
 - avoid access in highly visible or undisturbed areas.
- The need to prevent ribbon development along main roads and key touring routes.
- The impact of developments visible from all key viewing corridors (e.g. touring routes, highways) and scenic lookouts on the open rural character of these views, and the availability of scenic views lakes and waterbodies.
- In rural residential and low density residential areas, whether the proposed development:
 - Retains a continuous tree canopy and will result in the planting of new trees in a position where they will add to this canopy.
 - Utilises vegetation for screening and to delineate property boundaries, instead of fencing, except where substantial vegetation would interrupt important or panoramic out-views.
 - Provides open style fencing of a type traditionally used in rural areas e.g. post and wire (where fencing is necessary).
- Whether the proposed development is an extension or alteration to a development already in existence on the land.

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Reference 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).