

26/04/2013
C107**SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO3****METUNG AND LAKES ENTRANCE HILLS****1.0 Statement of nature and key elements of landscape**29/07/2010
C68

The Metung Hills provide a scenic backdrop to the settlement of Metung and to the expansive waters of Lake King. This prominent series of hills stretches to the township of Lakes Entrance, where they are an important part of the town's landscape setting. The Metung and Lakes Entrance Hills are visually of regional significance.

The hills provide a distinctive topographic edge to the surrounding lakes and plains, and to the built form of the settlements. These escarpments provide fine vistas out to sea and along the Ninety Mile Beach, and Jemmy's Point Lookout is a famous high point from which to admire the coastline and the ocean beyond. The hills have a largely natural character and a native vegetation cover that is biologically significant.

The views from the Metung and Lakes Entrance Hills feature on many of Victoria's tourist publications and attract visitors from across the state. The townships of Metung and Lakes Entrance are bases for recreation activities such as surfing, boating and fishing, and are also notable for their other landscape elements, including the ocean, lakes, islands and inlets.

2.0 Landscape character objective to be achieved29/07/2010
C68

To maintain and strengthen native and indigenous vegetation cover throughout the landscape, particularly on the prominent slopes above Lakes Entrance to reduce the visual impact of built development, and around new developments to create linkages between existing bushland and forest parks and coastal vegetation.

To protect a vegetated and natural character in landscapes between Metung and Lakes Entrance.

To protect locally significant views and vistas that contribute to the character of the landscape, including extensive and scenic out-views from the settlements of Lakes Entrance and Lake Tyers Beach across the Gippsland Lakes and Ninety Mile Beach.

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

To minimise and reduce the visual intrusion of buildings and structures at the lake edge of settlements.

To prevent lineal urban sprawl along main roads and key touring routes between settlements, particularly between Lakes Entrance and Metung.

To ensure buildings and structures sit within, rather than dominate the landscape, especially adjacent to lakes and waterways.

To minimise the visual impact of signage and other infrastructure, particularly on hill faces, in coastal areas and in other areas of high landscape values or visibility.

To ensure that the open rural character and scenic coastal features of this area are not dominated by plantation forestry.

To recognise and protect the landscape of the Metung and Lakes Entrance Hills as a place of significant Aboriginal cultural heritage value.

3.0**Permit requirement**29/07/2010
C68

A permit is required to remove, destroy or lop native 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.
- An alterations or extension to an existing dwelling where all of the following are met:
 - The alterations and additions are single storey and no more than 5 metres in height above natural ground level; and,
 - the alterations and additions are no more than 50 square metres in additional floor area.
- A building used for agriculture, existing industry or utility installations where all of the following are met:
 - The floor area of the building is no more than 130 square metres; and,
 - The building is single storey and no more than 5 metres in height above natural ground level.
- An alteration or extension to a building used for agriculture, existing industry or utility installations where all of the following are met:
 - The alteration or extension is no more than 100 square metres in floor area; and,
 - the alterations and extensions are single storey and no more than 5 metres in height above natural ground level.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management, environmental improvements or infrastructure services.

4.0**Decision guidelines**26/04/2013
C107

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

Native Vegetation Removal

- The impact of the vegetation removal on the valued character of the regionally significant and highly visible Metung and Lakes Entrance Hills landscape.
- 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 proposed development is sited to maximise retention of existing vegetation, and whether it provides for the planting of new native vegetation wherever possible.
- Whether the proposal includes the use of indigenous or native vegetation in favour of exotic for landscaping works.
- Whether the proposed development uses low building forms integrated with the topography, with native landscaping to minimise visual intrusion in the foreground (up to 500 metres) of all key views and vistas.
- Whether the contrast between landscape and built development is minimised for any development greater than 500 metres from important scenic lookouts (e.g. from above Lakes Entrance).
- Whether proposed buildings are set back a sufficient distance from lake edges to allow for the protection or re-establishment of riparian vegetation and to minimise overlooking of the foreshore.
- At the lake edge of settlements, whether the height and form of new development is sensitive in scale to surrounding development, the surrounding landform and the visual setting of the settlement.
- In steep or hilly locations, whether proposed buildings are designed to follow the contours or step down the site, minimising the need for earthworks, and whether proposed buildings are articulated into separate elements to avoid visually dominant elevations.
- Whether the proposed development reduces the impact of development on the landscape by grouping buildings and setting buildings back long distances from roads.
- Whether the proposed development is kept below the dominant tree canopy height
- Whether the proposal includes pedestrian and vehicular access sited in less visible or previously disturbed areas
- 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 to the ocean, or lakes
- The impact of developments visible from lakes on the natural vegetated character of escarpment edges
- In rural residential areas, whether the proposed development:
 - Uses permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation;
 - retains continuous trees canopy and will result in the planting of new trees to add to this canopy;
 - utilises vegetation for screening and to delineate property boundaries, instead of fencing;
 - provides open style fencing of a type traditionally used in rural areas i.e. post and wire (where fencing is necessary); and,
 - is located on the site to minimise views of the building from the main road.
 - Whether the proposed development is an extension or alteration to a development already in existence on the land.

5.0 Reference Documents

29/07/2010
C68

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).