

26/04/2013
C107**SCHEDULE 6 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO6****MALLACOOTA INLET AND SURROUNDS****1.0****Statement of nature and key elements of landscape**29/07/2010
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Mallacoota Inlet is an intricate inland waterbody with a backdrop of densely vegetated hills that come right down to the sea. Its landscape and scenic qualities are of state significance.

The inlet is the dominant feature of the landscape but its context is integral to its visual significance. The small coastal township of Mallacoota overlooks the inlet and is sheltered from the wild seas of the Tasman Sea by high coastal sand dunes. The deeply dissected surrounding ranges are cloaked in coastal sclerophyll forests, with temperate rainforests in the more enclosed valleys. A variety of views are experienced from within the landscape, including wide ocean views from the beaches, and an outlook across the inlet to a forested mountain backdrop, from the township.

Mallacoota Inlet is a popular holiday destination for visitors from across Victoria and New South Wales. Apart from its notable scenic qualities, it offers a range of recreational activities including snorkelling, rock pooling, walking, fishing, nature study, and artistic pursuits. The landscape is listed by the National Trust for its scenic qualities and is on the Register of the National Estate for its Aboriginal heritage values including occupation sites, ceremonial sites, and middens.

2.0**Landscape character objective to be achieved**29/07/2010
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To retain the dominance of the extensive forested landscapes throughout the area.

To strengthen indigenous vegetation throughout the area, particularly on the slopes above Mallacoota Inlet and at roadsides.

To protect significant views and vistas, including views across from Mallacoota Inlet to the Howe Range.

To protect the setting of scenic and natural areas within Croajingolong National Park.

To maintain and enhance the strongly vegetated character of hill slopes and ridges throughout the landscape, and to avoid development which will be visible on the skyline.

To maintain the natural and largely unbuilt character of the landscape.

To protect locally significant views and vistas that contribute to the character of the area, particularly extensive outviews from the settlement of Mallacoota to the ranges across Mallacoota Inlet, and long distance views from the foreshore along the wild coastline.

To protect the views from and setting of natural areas and recreation locations within Croajingolong National Park.

To encourage a balance between development and a vegetated landscape at the inlet, waterway and/or coastal edges of settlements.

To increase the vegetated character of those parts of the Mallacoota settlement visible from Mallacoota Inlet.

To protect or restore the dominance of the natural landscape and vegetation on the hill slopes above Mallacoota Inlet.

To encourage landscape change that is consistent with the cultural heritage values of the area.

To minimise the visual impact of signage and infrastructure throughout the landscape.

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 Mallacoota Inlet and surrounds as a place of significant Aboriginal cultural heritage value.

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Permit requirement

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.
- 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:

Native Vegetation Removal

- The impact of the native vegetation removal on the valued character of the state significant Mallacoota Inlet and surrounds.
- 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 use of native vegetation in favour of exotic.
- Whether the proposed development uses low building forms integrated with topography and extensive landscaping of native species (or non-invasive exotic / native vegetation

that is already a feature of the area) to minimise visual intrusion in the foreground (up to 500 metres) of all key views and vistas.

- For proposals on the coast or Inlet, whether buildings are designed to be low scale and set back a sufficient distance to allow for the protection or rehabilitation of a substantial zone of indigenous coastal / riparian vegetation (e.g. over 100 metres).
- Whether the proposal includes the use of vegetation for screening and delineation of property boundaries, instead of fencing. If fencing is necessary, open style fencing traditionally used in rural areas would be appropriate (e.g. post and wire).
- Whether proposed infrastructure is sited to avoid highly scenic locations, key views and near-coastal locations, (including those within Croajingalong National Park) or in the case of powerlines and other utility services be underground in these areas.
- Whether the height and form of new development at the Inlet, waterway and/or coastal edge of Mallacoota is sensitive in scale to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the waterfront / foreshore.
- In steep or hilly locations, whether buildings are designed to follow the contours or step down the site, minimising the need for earthworks and whether buildings are articulated into separate elements to avoid visually dominant elevations.
- Whether the siting of any proposed servicing and access is away from landscape features and areas of high visibility and avoids the loss of vegetation.
- Whether the proposed development is kept below the dominant tree canopy height and whether the space on the lot able to support vegetation is maximised.
- Whether development is located away from lakes and other watercourses. If it cannot be avoided, whether the proposed development is low scale and set back to allow for the protection of riparian vegetation.
- Whether new buildings or structures are located away from the coastal strip. Where it cannot be prevented, whether the proposed development:
 - Includes buildings and structures set among existing vegetation, maximising the retention of coastal vegetation;
 - utilises appropriate indigenous vegetation to further integrate the development with the landscape;
 - includes buildings designed to follow the contours or step down the site and avoid visually dominant elevations;
 - minimises overlooking of the foreshore; and
 - avoids access in highly visible or undisturbed areas.
- The impact of developments visible from all key viewing corridors (e.g. touring routes, highways), scenic lookouts and from within the settlement of Mallacoota on the natural and scenic character of the views and availability of views to the ocean, or Mallacoota Inlet.
- The avoidance of large infrastructure or other developments that will be visible from walking trails, recreation locations or lookouts and scenic natural landscapes within Croajingalong National Park.
- The setting back of plantations from Mallacoota Road and the Princes Highway.
- The setting back of all non-boating infrastructure from the edges of Mallacoota Inlet.
- Whether the proposed development is an extension or alteration to a development already in existence on the land.

5.0 Reference Documents

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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).