

03/12/2009
C21

SCHEDULE 6 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO6**

TOWER HILL AND ENVIRONS

1.0

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Statement of nature and key elements of landscape

Tower Hill is a visually outstanding volcanic landscape, having the full sequence of geological features including the caldera, crater lakes, internal scoria cones and islands. It is the most popular and well-known volcanic landscape in Victoria and is of state significance for its visual qualities.

The views from Tower Hill and its crater rim are remarkable, both across the surrounding plains to the coast, and within the complex to the crater floor and its island lakes. Its distinctive volcanic form, in an otherwise flat and featureless lava plain, make this a recognisable and highly prominent landscape feature of the Western Region.

Much of the area's vegetation was denuded and is being re-established, and it is a refuge to a variety of native plants, birds and animals.

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Landscape character objective to be achieved

To increase the coverage of native and indigenous vegetation, both in corridors throughout the landscape, and associated with prominent landscape features such as Tower Hill.

To ensure that shelter belt planting remains a feature of rural areas throughout the landscape.

To protect locally significant views and vistas that contribute to the character of the landscape, such as extensive vistas to low dunes and the open hinterland from the Princes Highway, and spectacular long range views to and from Tower Hill.

To ensure that development in and around settlements and along main roads and touring routes does not impact on the characteristics of the landscape, including key views and viewing opportunities.

To retain an undeveloped appearance from the foreshore and other public use areas.

To improve the appearance of low density and rural residential development.

To ensure that ridge tops and visually prominent hill faces are largely kept free of development.

To ensure no visual clutter along the Princes Highway and abutting land.

To retain a dominant pastoral and 'natural' landscape.

To reduce the visual impact of 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 Tower Hill and environs as a place of significant Aboriginal cultural heritage value.

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Permit requirement

A permit is not required to construct a building or construct or carry out works where:

- The building is located south of the Princes Highway.

- The building has a height less than 5.0 metres above the centre line of Scenic Drive or Lake View Road or 5.0 metres above the highest point of land located around the northern rim of Tower Hill on which it is built, whichever is greater.
- The building or works is constructed greater than 20 metres from the eastern and northern boundaries of the Tower Hill State Game Reserve or is greater than 10 metres from any roads adjoining the Tower Hill Reserve.
- Buildings and works which are not finished in non-reflective, earthy colours which blend with the landscape.
- A building is for agricultural purposes and it has a gross floor area less than 70m² and a height less than 8 metres above natural ground level.
- The dwelling has a height less than 8 metres above the natural ground level.
- Buildings are setback a minimum of 200 metres from the sea, estuary or wetlands.
- Fences are timber post and rail, unpainted and have a height less than 1.5 metres.
- Works are for agricultural purposes including raised bed cropping, stock grazing and associated supporting farming infrastructure.

A permit is required to remove, destroy or lop any vegetation except where:

- The vegetation is recognised by the Department of Sustainability and Environment as an environmental weed.
- The vegetation is dead.
- The vegetation has been planted for gardens or for horticultural purposes.

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Decision guidelines

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

- Any portion of the building or structure will be visible as a silhouette against the skyline (not including the effect of any vegetation) when viewed from 1.55 metres above any of the following points:
 - the lookout and car park at the southern entrance to the Tower Hill reserve;
 - the main peak west of Yatt Mirng crater;
 - the Natural History Centre building;
 - the rim of North West crater;
 - the exit from the reserve at Lake View Road;
 - the trig point on the eastern rim of the crater; and
 - Von Guerard lookout.
- Any building or structure will have a detrimental impact on the visual and environmental quality and character of the Tower Hill Reserve when viewed from the carriageway of the Princes Highway between the Killarney township and the southern entrance to Tower Hill reserve, or from Lakeview Road between Bushfield - Tower Hill Road and Walkers Lane.
- The building has a minimum roof pitch of 15 degrees.
- The proposal will contribute to the replacement of the weedy understorey of Tower Hill with indigenous plants.

- The proposal will contribute to an increase in habitat vegetation species around the coastal hinterland and wetlands.
- Any proposed new shelterbelt plantings will be sited to retain important view lines.
- Planting is retained and increased through north-south indigenous vegetation corridors.
- Buildings, structures and other developments that occur in view fields are designed and sited so as to retain the character and quality of views.
- Development on prominent hill faces and ridge tops can be avoided wherever possible.
- Development that cannot be avoided on ridge tops:
 - is located to avoid the loss of vegetation;
 - is constructed of lighter materials to minimise visibility against the sky.
 - utilises low scale building forms, tucked into the landscape.
- The proposed development mirrors traditional homestead clusters in order to reduce the impact of development on large areas of the landscape by grouping buildings in the landscape, and whether buildings are set back a sufficient distance from roads.
- Development in low density and rural residential areas:
 - uses permeable surfacing is used for all unbuilt areas to minimise surface run-off and to support vegetation.
 - includes the retention of trees that form part of a continuous canopy beyond the property, with new trees planted in a position where they will add to such a continuous canopy.
 - uses vegetation for screening and to delineate property boundaries, instead of fencing.
 - uses open style fencing of a type traditionally used in rural areas (ie. post and wire) where fencing is necessary.
- Development at the southern edge of Koroit can minimise visibility at the skyline of Tower Hill.
- Ribbon development along main roads and key touring routes can be avoided.
- Development satisfies the provisions of the Killarney Outline Development Plan 2001 and associated Subdivision and Design Guidelines 2001.

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Reference Documents

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- State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).
- Moyne 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).
- The Killarney Outline Development Plan 2001 and associated Subdivision and Design Guidelines (David Lock & Associates, 2001).