

11/11/2010
C49
Proposed C121

SCHEDULE 1 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO1**

GREAT OCEAN ROAD AND COASTAL ENVIRONS BELLS BEACH, POINT ADDIS, [ANGLESEA](#), BIG HILL AND LORNE HINTERLAND

1.0 Statement of nature and key elements of landscape

19/01/2006 VC37
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The Victorian south west coast is internationally significant and includes spectacular coastline, untouched landscapes and scenic views of the ocean and vegetated areas from the Great Ocean Road and other coastal locations. Key elements of the landscape are its forests, mountains, valleys and a diversity of coastal landscapes, including the shorelines, rivers and estuaries, rugged cliffs and headlands and long sandy beaches and dunes.

The natural beauty of the coastal environment can be enjoyed from viewing points and viewsheds all along the Great Ocean Road and other scenic areas on the coast and from significant viewing areas within privately owned properties. It is a major tourist asset for the Shire [and the State of Victoria](#). The lifestyle and amenity it offers both permanent and non-permanent residents are key reasons they choose to locate in these areas.

The scenic landscape value of the Bells Beach Surfing Recreation Reserve and surrounds derives from the coming together of the pastoral landscape and the seascape and from the relative absence of built structures visible within viewsheds. For many, the connection with Bells Beach extends beyond the surf break and includes the environmental, landscape, social and cultural values of the reserve and its hinterland. The landscape creates a sense of space around the reserve observed from the reserve itself, Surf Coast Walk and the approaches to ~~approaching~~ the reserve from Bones Road, Bells Boulevard and Jarosite Road. This internationally significant area must be treated with considerable sensitivity. The special qualities of the area result in constant pressure for subdivision and tourist related uses and development, which conflicts with the preservation of the environmental, cultural and scenic attributes of the area and with the ambiance and amenity enjoyed by residents and visitors.

The preservation of remnant native vegetation is crucial to the protection of scenic vistas and the maintenance of biodiversity links. ~~Many areas along the coast are~~ Much of the land covered by this schedule contains vegetation of high conservation significance, containing diverse, and in some cases threatened, flora and fauna.

The purpose of this overlay is to ensure that future development does not compromise the quality of these assets ~~in order and~~ to maintain and protect significant viewsheds and remnant vegetation and habitats ~~and the amenity of individual properties.~~

2.0 Landscape character objective to be achieved

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To preserve and enhance the scenic landscape values and environmental qualities within viewsheds of the Great Ocean Road, [Bells Beach](#) and coastal environs.

~~To ensure that development in coastal areas is sited to retain indigenous vegetation,~~

To ensure that the appearance of a forested, heathland landscape is the dominant feature between coastal townships.

To encourage the discreet placement of simple, unobtrusive structures within the hinterland landscape, particularly when viewed from the Great Ocean Road and on the approach to Bells Beach (Jarosite, Addiscot, Bones, Bells Beach Road and Bells Boulevard).

To preserve and enhance the cultural heritage values of the Bells Beach Surfing Recreation Reserve by Bells Beach protecting the outlook from all roads approaching Bells Beach, traversing through the open rural and bushland landscape of the Bells Beach hinterland.

~~To protect and enhance the low density residential character and natural bush setting of the coastal settlements.~~

~~To ensure that~~manage development ~~and uses do so that it does~~ not impact on significant ~~remnant vegetation~~vegetation (locally indigenous trees, shrubs, herbs and grasses) shown within maps 1 - 6 of this schedule.

To encourage the siting of development to retain other native trees that may help to soften development when viewed from off site.

~~To maintain the individual identity and landscape character of each township.~~

~~To ensure that~~manage development of properties ~~abutting visible from~~ the Great Ocean Road and within the Bells Beach hinterland to ensure ~~does not detract from~~ the scenic and landscape values of the area remain the prominent feature.

To minimise the visual impact of development having regard to building size, height, bulk, siting and external materials and colours.

~~To provide for a reasonable sharing of views of significant landscape features, including views of the ocean and coastal shoreline, coastal forest and mountains, rivers and estuaries, and notable cultural landscape features which form an important part of the amenity of coastal properties.~~

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Permit requirement

Buildings and works

A permit is required to construct a fence, except where:

- The fence is of timber post and wire construction; and
- The fence is not more than 1.5 metres in height.

~~A permit is required to construct or illuminate a tennis court.~~

~~Plans for approval – type and colour of external materials~~

~~Plans must be submitted to the satisfaction of the responsible authority prior to the commencement of any of the following buildings or works:~~

~~External alterations to a building by structural work, rendering, sandblasting or in any other way;~~

~~External painting of a building.~~

~~The responsible authority must be satisfied that the materials and colours are compatible with the natural surroundings so as to minimise the visual impact of structures when viewed from beyond the site. When approved the materials and colours must thereafter be maintained to the satisfaction of the responsible authority.~~

~~This does not apply to the maintenance or repair of an existing structure if the same schedule of external materials and colours is used and the schedule complies with the Surf Coast Subdued Colours List (2003).~~

Vegetation

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

- ~~▪ The land is outside the area shown on the Schedule 1 Habitation Envelope Areas, and:~~
 - The vegetation is dead.
 - ~~The vegetation is less than 2 metres in height and is not shown on an approved landscape plan or site plan specifying its retention~~
 - The vegetation is on the building side of a vertical line 3 metres from the outer edge of the roof of an existing or approved building.
 - The vegetation is listed as an environmental weed in the incorporated document “*Environmental Weeds – Invaders of the our Surf Coast Shire, 2nd Edition (201402)*”.
- ~~▪ The land is within the area shown on the Schedule 1 Habitation Envelope Maps, and the vegetation is located within an approved habitation envelope.~~

4.0

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 42.03, the responsible authority must consider ~~in particular~~ [as appropriate](#):

[Visual prominence](#)

[If the proposed development is ‘visually recessive’, ‘visually apparent’ or visually dominant’ within the landscape.](#)

[A development is ‘visually recessive’ when the following siting and design principles are followed; sits below the existing tree canopy, is modest in size and height \(predominantly single storey\) so that the surrounding landscape dominates the structure, is tucked into a hill side or utilises a stand of trees as a backdrop, maximises](#)

landscaping and has minimal hard surface areas, constructed in natural materials and colours (stone and/or timber), is located below a ridge line and is setback far enough from the street or public vantage point so that it is hardly visible from beyond the site.

A development that is ‘visually apparent’ is sited and designed similar to a ‘visually recessive’ building but doesn’t apply one or more of the above mentioned principles so that it is visually *more apparent* when viewed from beyond the site.

~~A building~~ visually dominant development will include opposing attributes to a ‘visually recessive’ building and will be highly visible within the landscape.

All development must be ‘visually recessive’ within the Bells Beach viewshed.

All development should be visually recessive’ but may be ‘visually apparent’ within the viewshed of the Great Ocean Road.

Whether the visibility of a building or works can be reduced by siting in an alternative location (refer map 1 to this schedule) and/or through the planting of vegetation.

Building height, design and siting:

Whether ~~T~~the proposed building height is :

- Single storey in locations highly visible within the Bells Beach hinterland, shown as very high – critical in map 1 to this schedule.
- ~~A building height not exceeding 7.5 metres is appropriate.~~
- Whether a building height less than 7.5 metres from ngl (in areas other than the Bells Beach view shed) is required in order to ensure development is visually recessive or apparent as appropriate.
- Whether a building height greater than 7.5 metres from ngo on steeply sloping land is reasonable and will not add to the prominence and visibility of the building from beyond the site.
- Whether ridge tops or locations of high visibility (shown in map 1 to this schedule) are kept free of bulky development ~~with a large footprint~~ to prevent silhouettes against the sky.
- Whether buildings follow the contours of the land ~~being~~ and are stepped down the site to reduce the visual prominence.
- Whether buildings are separated into different elements, retaining maximum space between buildings for vegetation in visually prominent sites to minimise their visual impact.
- Whether the scale, setbacks, design, siting and overall form of the development does not visually contrast with the surrounding landscape features, and interrupt or block key views from significant public observation points.
- Whether the design and siting of proposed buildings and works would retain remnant vegetation and provide adequate space on site for the planting of new vegetation.
- Whether all materials and ~~the colours of the roofing and materials of all buildings is of a toning to~~ blend with the natural bush environment and minimise the visual impact and glare of the roof when viewed from beyond the site.

Fencing

- Whether proposed fencing compliments the coastal hinterland character, using solid fencing sparingly.

Recreational structures

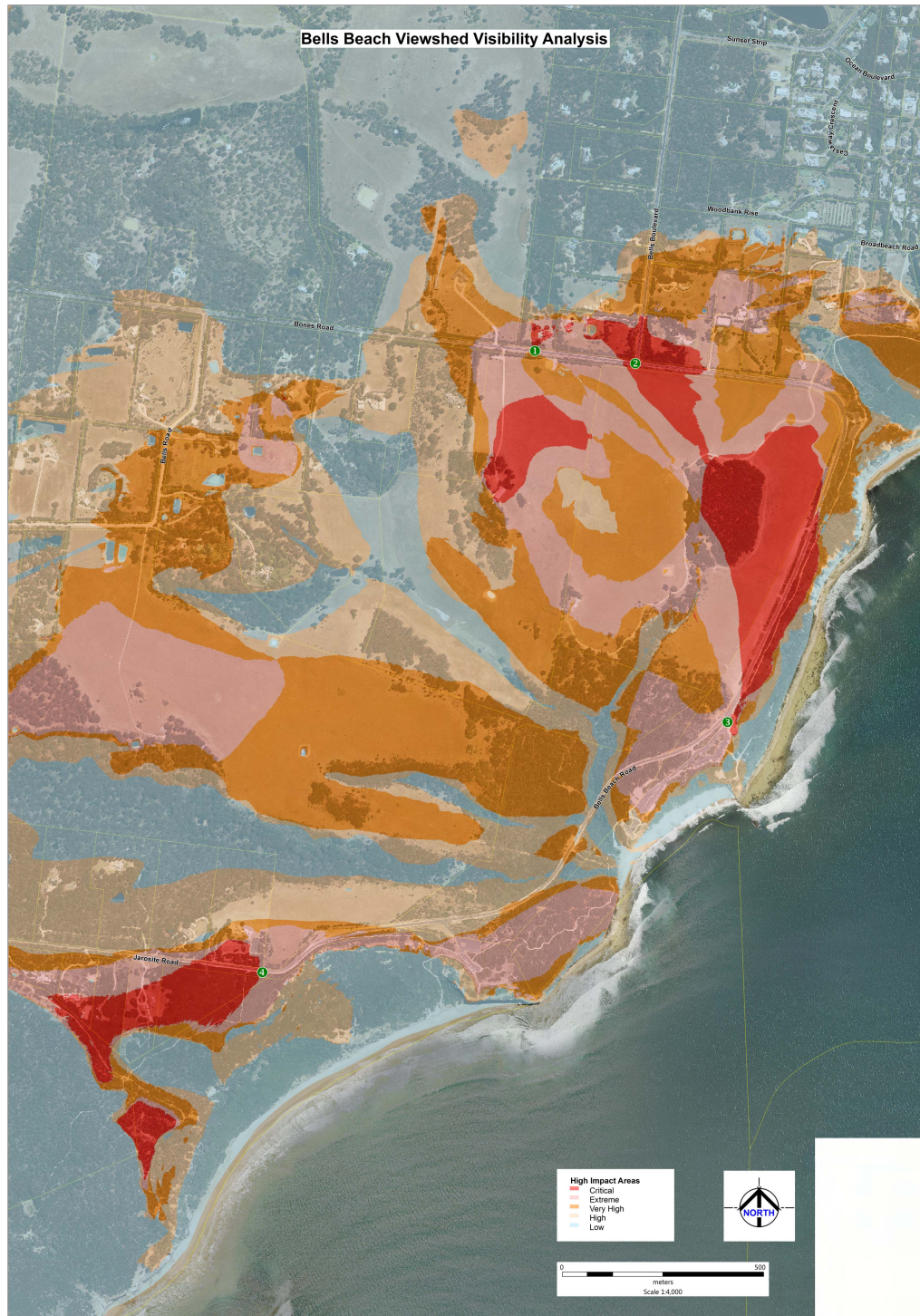
- [Whether private recreational structures such as tennis courts and swimming pools have been sited in cleared areas to ensure minimal or no losses of screening vegetation or vegetation of environmental significance.](#)

Vegetation Removal

- Whether the vegetation removal proposed has taken into consideration
 - [The need to avoid and minimise losses to significant native vegetation shown in maps 2 – 7.](#)
 - [The need to protect vegetation located on ridgelines, along water courses, in areas of environmental or habitat significance, and on land subject to landslip or erosion;](#)
 - [The need to protect vegetation in a prominent location which makes an important contribution to the landscape character;](#)
 - [The need to protect vegetation that will screen or soften the appearance of existing or proposed buildings when viewed from the Great Ocean Road, Bells Beach hinterland or other significant public viewing points;](#)
 - [The need to provide sufficient open space for the viable preservation of existing trees and the establishment of replacement trees.](#)
- ~~Coastal Development~~ [Scenic Landscapes and Environmental Assets](#) Policy (clause 22).
- Rural Tenement Policy (clause 22).
- Streetscape and Landscaping Policy (clause 22).
- [GORLASS and GOR region study](#)
- [Victorian Coastal Strategy](#)
- [Biodiversity Mapping Project 2014](#)
- ~~Design and Siting Guidelines for Structures on the Victorian Coast, 1997.~~
- ~~Ecology Australia, Environmental Resources of Surf Coast Shire, 2000.~~

HABITATION ENVELOPE AREAS SHADED

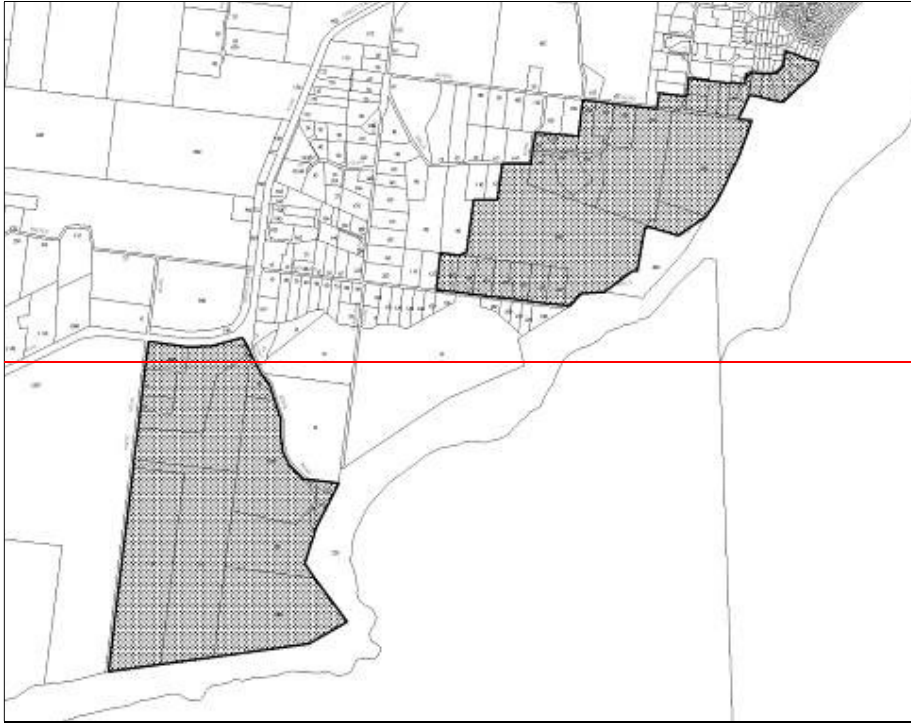
Map 1: Bells Beach viewshed locations, low - critical



Significant vegetation and habitat maps (green).

Map 2: Bells Beach hinterland

Bells Beach to Point Addis



Big Hill



Cathedral Rock to Cumberland River





Map 3: Point Addis



Map 4: Anglesea hinterland



Map 5 Big Hill – Spout Creek



Map 6: North of Lorne



Map 7: South of Lorne – Cumberland River

