

SCHEDULE 7 CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO7** .

BELLBRAE TOWNSHIP**Statement of nature and key elements of landscape**

The village of Bellbrae is located on a north facing hillside that sits within an enclosed valley landform. The undulating topography together with a significant cover of Eucalyptus sp provides a sense of enclosure with panoramic views available when entering the town from the north and from various view points within the town itself.

The town includes numerous historic buildings which reinforces the towns 'historic' character. The sporadic cover of vegetation both within the township, along the Spring Creek and on the encircling hills provides a filtering effect to the built form giving the overall appearance that the village is 'nestled' within a canopy of native and exotic trees.

The town is contained around School Road with a sprinkling of discreet houses visible on the north facing hills. There are a limited number of vacant blocks remaining in the vicinity of Moores Road and the future development of these sites could be highly prominent from the town and from the Anglesea Road. It will be important to ensure that new development in this area is respectful of the landscape, historic and rural setting and does not detract from School Road as the village core.

Landscape character objectives to be achieved

To protect the open rural landscape setting of the northern entry into the town and to reinforce School Road as the village core, by:

- ensuring development north of the settlement boundary is sited and designed to 'nestle' into the landscape, incorporating elements reflective of the rural/historic setting.
- enhancing the vegetated appearance of the northern entry to the town.

Permit requirement

A permit is required to remove, destroy or lop native vegetation. This does not apply to vegetation that:

- Is dead.
- Is located within 3 metres of a building.
- Will be less than 2 metres in height at maturity and is not shown on an approved landscape plan or site plan specifying its retention.
- Is listed as an environmental weed in the incorporated document *Weeds of the Surf Coast Shire (2013)*.

Application requirements

The following requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Buildings and Works

- A site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, and existing vegetation.
- Details of the type and colour of all external building materials.
- A landscape plan that shows the planting of primarily indigenous canopy trees that will assist in softening the buildings within the landscape.

- Topographical information that shows:
 - Ridges, crests, hilltops
 - Low lying areas, and
 - Slopes of more than 20 percent.

Vegetation Removal

- A description of the vegetation to be removed, including the height, botanical and/or common name of the vegetation.
- A vegetation offset plan that includes primarily indigenous trees.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the identification of School Road as the town's centre can be maintained, through:
 - The siting of new buildings away from visually prominent landscapes by availing of the undulating land form or,
 - Through minimising building bulk and height where a building cannot be integrated into the landscape.
- Whether the rural/historic setting of the town's northern entry has been enhanced through:
 - The siting and design of buildings to avoid or minimise the removal of large shrubs and trees.
 - The introduction of new native, or limited exotic, shrubs and trees that will soften the visual appearance of a building within the landscape and enhance the historic bush/character of the town's entry.
 - Incorporating rural/historic features into the design such as soft colours, gabled rooves and verandahs.

5.0
Historic
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C128surf