

21.03613/10/2016
~~C407~~Proposed
ed C90**ENVIRONMENTAL AND LANDSCAPE VALUES****21.036-1**13/10/2016
~~C407~~Proposed
ed C90**Biodiversity****Overview**

Since European Settlement, there has been a steady decline in biodiversity in Australia. South Gippsland Shire has mirrored this trend with only approximately 15% of the native vegetation that existed prior to ~~the year~~ 1750 remaining (excluding Wilson's Promontory Bioregion). Much of the Shire's remaining native biodiversity is now found on private property and roadsides. The protection, enhancement and linking of remnant vegetation and animal species on private and public land is an important issue facing the community.

Objectives and strategies**Objective**

To achieve a measurable net gain in the extent and quality of the Shire's biodiversity.

Strategies

~~Strategy~~ 1.1 Ensure the protection of sites of biological significance on both roadsides and private property via a range of management actions, including the control of pest plants and animals.

~~Strategy~~ 1.2 Ensure forestry management practices enhance the Shire's biodiversity values.

~~Strategy~~ 1.3 Encourage private landholders to protect remnant vegetation on their land by fencing off areas of native vegetation and excluding stock.

~~Strategy~~ 1.4 Identify opportunities to enhance and expand native flora and fauna habitat.

Implementation

Strategies for biodiversity will be implemented by:

Application of zones and overlays

- Applying the Rural Conservation Zone to Estate 3 at Venus Bay to protect and enhance the area's environmental values.
- Applying the Environmental Significance Overlay – Areas of Natural Significance to areas comprising significant flora and fauna.
- Applying the Environmental Significance Overlay – Giant Gippsland Earthworm and Habitat Protection to areas comprising suitable habitat and earthworms.

~~Reference document~~

~~Giant Gippsland Earthworm Environmental Significance Overlay Reference Document (September 2015)~~

21.036-228/11/2013
~~C68~~Proposed
C90**Coastal and hinterland landscapes****Overview**

The *Coastal Spaces Landscape Assessment Study* (2006) identifies six perceptibly different Character Areas. These are shown on the Landscape Character Areas map and described in detail in clause 21.~~2045~~. Further detail, including Landscape Management Guidelines, is

found in the *Coastal Spaces Landscape Assessment Study: South Gippsland Municipal Reference Document* (2006).

The Landscape Character Areas Map has been derived from the *Coastal Spaces Landscape Assessment Study* (2006).

Additional to the direction outlined above, specific coastal landscapes within the Shire have been determined to have either State or regional significance. These are the landscapes of Venus Bay Peninsula and Anderson Inlet, Cape Liptrap and Waratah Bay, and Corner Inlet Amphitheatre. The Significant Landscape Overlay has been applied to these areas to protect the landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.

The general objectives and strategies of this clause, and the specific objectives and strategies for the Character Areas [at Clause 21.20](#) should be considered when assessing planning permit applications for development in these areas. The design objectives and decision guidelines of the relevant Significant Overlay schedule should be met when assessing planning permit applications in areas affected by the Overlay.

Objectives and strategies

Objective 1

To ensure that coastal development at the edge of settlements responds appropriately to the landscape setting and character.

Strategies

~~Strategy~~ 1.1 ~~Utilise~~ existing landscape features, where they exist, (for example, topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character.

~~Strategy~~ 1.2 Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.

~~Strategy~~ 1.3 Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore.

Objective 2

To ensure that coastal development between settlements responds appropriately to the landscape setting and character.

Strategies

~~Strategy~~ 2.1 Retain the natural and undeveloped character of the coastal strip between settlements by:

- avoiding or carefully siting and designing development; and
- using colours and materials which are appropriate in a coastal environment and minimise contrast with the surrounding landscape.

~~Strategy~~ 2.2 Retain undeveloped breaks between settlements by focussing further development within existing township boundaries and avoiding ribbon development, particularly along the coastal strip and key touring routes.

~~Strategy~~ 2.3 Retain a dominant natural character, particularly within 500 metres of the coast, by setting development back from the coast in flatter locations, avoiding loss of vegetation, and minimising the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape.

Objective 3

To ensure that hinterland development between settlements responds appropriately to the landscape setting and character.

Strategies

~~Strategy~~ 3.1 Ensure building design strongly responds to the natural setting in relation to siting, materials and colours to minimise visibility, particularly in prominent and highly visible locations and when viewed from main road corridors and key public use areas.

~~Strategy~~ 3.2 In open rural areas, ensure buildings are set back long distances from roads and/or group buildings in the landscape among substantial landscaping of indigenous or non-invasive exotic / native feature planting (including existing shelterbelts).

~~Strategy~~ 3.3 Maximise the undeveloped area of a lot and utilise permeable surfacing to support vegetation and minimise surface run-off.

~~Strategy~~ 3.4 Retain trees that form part of a continuous canopy beyond the property, and encourage new trees to be planted in a position where they will add to a continuous canopy.

Objective 4

To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region.

Strategy

~~Strategy~~ 4.1 Protect views of Mt Hoddle, the Welshpool Hills and the Corner Inlet Amphitheatre and other hinterland areas by avoiding development in these areas that is visually intrusive, particularly when viewed from the South Gippsland Highway, as well as from other key touring routes, lookouts and residences.

Objective 5

To ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

Strategies

~~Strategy~~ 5.1 Discourage development on prominent ridgelines, particularly those close to the coast.

~~Strategy~~ 5.2 Where development cannot be avoided in steep locations or prominent hill faces:

- site development in the lower one third of the visible slope, wherever possible;
- set buildings and structures among existing vegetation, and/or establish gardens of locally appropriate species;
- design buildings to follow the contours or step down the site to minimise earthworks; and
- articulate buildings into separate elements, and avoid visually dominant elevations.

~~Strategy~~ 5.3 Protect and enhance indigenous vegetation.

~~Strategy~~ 5.4 Encourage the planting of appropriate indigenous vegetation for rehabilitation works and landscaping around development.

~~Strategy~~ 5.5 Retain existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive.

Implementation

Strategies for coastal and hinterland landscapes will be implemented by:

Policy guidelines

- Considering the specific objectives and strategies for the [Landscape](#) Character Areas at Clause 21.20~~15-12~~, when assessing permit applications for development in these areas.

Application of zones and overlays

- Applying the Significant Landscape Overlay to areas to protect landscape values by requiring a planning permit for specified development and stipulating objectives to be achieved.

~~Further strategic work~~

~~Implementing the recommendations of the Coastal Spaces Landscape Assessment Study (2006)~~

~~Developing a coastal development policy to guide the design and siting of dwellings in coastal areas~~

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Objectives and strategies

Objective 1

To ensure that coastal development at the edge of settlements responds appropriately to the landscape setting and character.

Strategies

- 1.1 Use existing landscape features, where they exist, (for example, topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character.
- 1.2 Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.
- 1.3 Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore.

Objective 2

To ensure that coastal development between settlements responds appropriately to the landscape setting and character.

Strategies

- 2.1 Retain the natural and undeveloped character of the coastal strip between settlements by:
 - avoiding or carefully siting and designing development; and
 - using colours and materials which are appropriate in a coastal environment and minimise contrast with the surrounding landscape.
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Objective 5

To ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

Strategies

- 5.1 Discourage development on prominent ridgelines, particularly those close to the coast.
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